

# \$789,900 - 20 Sherwood Rise Nw, Calgary

MLS® #A2251350

**\$789,900**

5 Bedroom, 4.00 Bathroom, 1,804 sqft

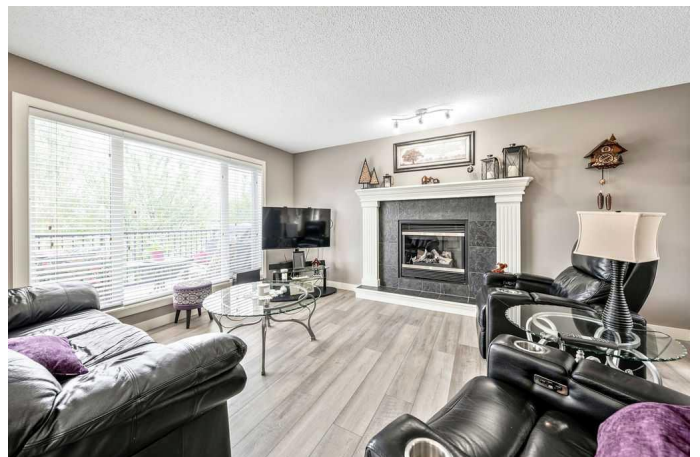
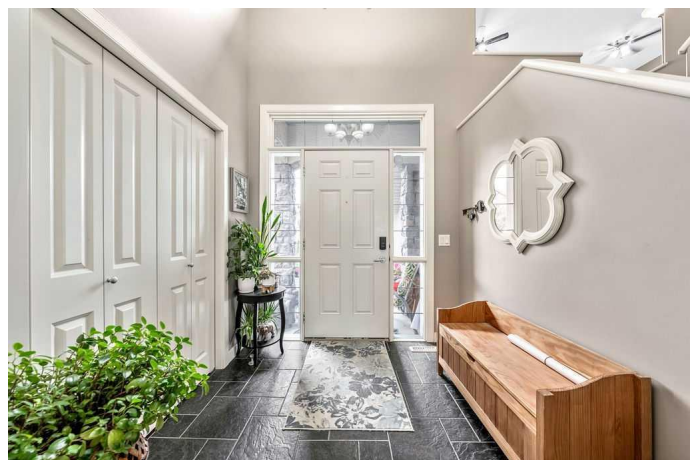
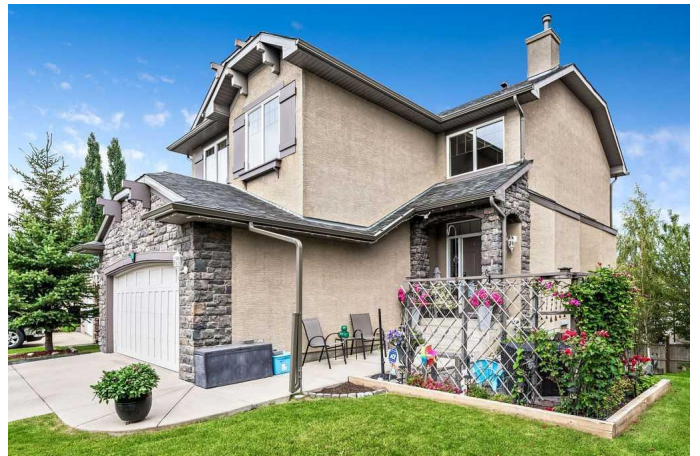
Residential on 0.11 Acres

Sherwood, Calgary, Alberta

Welcome to 20 Sherwood Rise NW, a home that has been lovingly cared for by its original owners and custom built by Arcuri Developments. Pride of ownership shows throughout every level of this fully finished walkout home, offering more than 2500 square feet of developed living space. The main floor features brand new luxury vinyl plank flooring and a newly remodelled and upgraded kitchen. The cabinetry has been refinished with a modern touch, complemented by beautiful stone countertops and new appliances. The kitchen flows seamlessly into the dining nook and family room where large oversized windows fill the home with natural light.

Upstairs you will find three bedrooms including a spacious primary suite with a four piece ensuite, along with a large bonus room with beautiful high ceilings.

The fully finished walkout basement includes two additional bedrooms, a recreation area, and direct access to the backyard. With thoughtful planning it has the potential to be developed into a legal basement suite, offering flexibility for multi-generational living or an additional income stream. Recent updates include new hail resistant roof shingles, fascia and eaves with a 10 year warranty - also fresh flooring, and the kitchen upgrade. Outside you'll appreciate the landscaped yard with raised garden beds, a back patio, and a deck designed for barbecues and enjoying the peaceful views. There is a second front yard patio that faces the west, which makes for an



ideal place to catch the evening sun! The location is a major advantage – walking distance to schools, surrounded by greenspaces, close to the Beacon Hill Shopping District, and only minutes from Stoney Trail for an easy commute anywhere in the city. This is a rare opportunity to own a walkout home in Sherwood that has been so carefully maintained and upgraded. At \$789,900 it represents strong value in today’s market for the quality, space, and potential it offers.

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2251350    |
| Price          | \$789,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,804       |
| Acres          | 0.11        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 20 Sherwood Rise Nw |
| Subdivision | Sherwood            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3R 1P3             |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Parking      | Double Garage Attached, Driveway, Garage Door Opener, Off Street, Garage Faces Front |
| # of Garages | 2                                                                                    |

## Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Stone Counters, Wired for Sound |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer                                                          |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                           |
| Cooling           | None                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                               |
| Fireplaces        | Gas, Living Room, Blower Fan                                                                                                                    |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Finished, Full, Walk-Out                                                                                                                        |

## Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Garden, Private Entrance, Private Yard, Storage                                  |
| Lot Description   | Back Yard, Few Trees, Front Yard, Garden, Gentle Sloping, Landscaped, Lawn, Yard Drainage |
| Roof              | Asphalt Shingle                                                                           |
| Construction      | Stone, Stucco                                                                             |
| Foundation        | Poured Concrete                                                                           |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 47                |
| Zoning         | R-G               |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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