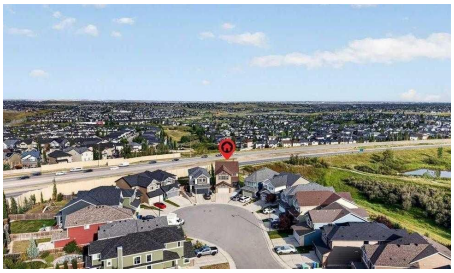
40 Sherwood Manor NW

Calgary | Active | MLS® A2355308

$1,295,000









Bedrooms	Bathrooms	Year Built	Living area
6	**5**	**2013**	**3,413.84 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

OPEN HOUSE, Sunday, 22nd Nov 1:00-3:00PM Welcome to 40 Sherwood Manor NW - an incredible 6-BEDROOM, 4.5-BATHROOM, offering OVER 4,800 sq. ft. of total living space on a rare OVER 13,000+ sq. ft. CUL-DE-SAC lot with NO REAR NEIGHBOURS, this residence delivers MULTI-LEVELS PANORAMIC VIEWS and MASSIVE PRIVATE YARD. Thoughtfully upgraded with CLASS 4 HIGH-IMPACT RESISTANT ASPHALT SHINGLES installed in 2025, DUAL FURNACES, AIR CONDITIONING, an IRRIGATION SYSTEM, and LUSH LANDSCAPING. Step inside to soaring 10-FOOT CEILING on the main floor, which lead to a formal living room paired with an elegant formal dining area, both enhanced by rich HARDWOOD FLOORING. The main floor includes a full laundry room, a half bath, and a SPACIOUS FAMILY ROOM anchored by a GAS FIREPLACE that features stacked beige stonework extending from floor to ceiling, framed by dark-stained wood columns and a mantel. The GOURMET KITCHEN is designed for both beauty and performance, CEILING HEIGHTS brown cabinetry, a mosaic accent backsplash, and HIGH-END STAINLESS STEEL APPLIANCES, including a BUILT-IN MICROWAVE, OVEN, WARMING DRAWER, and a SLEEK RANGE HOOD above the electric cooktop. An OVERSIZED GRANITE ISLAND. A beautifully designed SPICE KITCHEN, featuring a STAINLESS-STEEL GAS STOVE, VENT HOOD, generous counter space, and a LARGE WALK-IN PANTRY. Adjacent to the kitchen, a casual dining area opens to the deck through a sliding glass patio door. The deck features frosted glass railing panels for privacy and perfect for enjoying the stunning nighttime views. Heading upstairs, you're greeted by 9-FOOT CEILING and elegant STAINED WOOD RAILINGS and WROUGHT-IRON SPINDLES. This floor offers FOUR GENEROUSLY SIZED BEDROOMS and THREE FULL BATHROOMS, along with a LARGE BONUS ROOM with a detached fireplace included with the sale. One bedroom features its own private 4-piece ensuite, while two additional bedrooms share a well-appointed 4-piece main bathroom. The PRIMARY SUITE complete with a PRIVATE OFFICE ROOM, LARGE WINDOWS capturing the panoramic views, and a 5-piece ensuite. Transitioning to the lower floor, the FULLY LEGAL WALKOUT BASEMENT designed with 9-FOOT CEILING and BIG WINDOWS, SPACIOUS OPEN LIVING AND DINING AREA anchored by a MODERN GAS FIREPLACE. TheFULL SECONDARY KITCHEN mirrors the main level’s luxury with brown cabinetry, and PREMIUM STAINLESS-STEEL APPLIANCES. Complete with TWO GENEROUS SIZED BEDROOMS, a 3-PIECE BATHROOM, own LAUNDRY with a FULL-SIZE WASHER AND DRYER, this is perfect for extended family, guests, or RENTAL INCOME POTENTIAL. Step outside to a massive MAINTAINED BACKYARD, a true standout feature of this property. Enjoy a CONCRETE PATIO area perfect for seating and BBQs, a PATHWAYS LEADING TO THE GAZEBO, plus a water fountain and propane gas fire pit for year-round enjoyment. Close to shopping, entertainment, restaurants, transportation, school and all the amenities of a great neighborhood, this home offers exceptional value now and in the years to come!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355308
Bedrooms	6
Bathrooms	5

Year Built	2013
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	3,413.84 sq. ft.
Main Level Finished Area:	1,545.27 sq. ft.
Upper Level Finished Area:	1,868.57 sq. ft.
Below Grade Finished Area:	1,401.27 sq. ft.
Acreage:	No
Lot Area:	13,756 sq. ft.
Lot Frontage:	21'1"
Front Exposure:	West
Unit Exposure:	West
Levels:	Two
Total Rooms Above Grade:	11
Year built:	2013 (Age: 13)
Bedrooms:	6 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	5.0 (Full:4, Half:1)

Num Ensuite Baths:	3
Plan:	1113462
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Basement, Family Room, Gas, Stone
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Northwest
Community:	Sherwood (Calgary)
Appliances:	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Warming Drawer, Washer/Dryer, Window Coverings
Inclusions:	Basement appliances: Refrigerator, Dishwasher, Electric cook top, Washer, Dryer and Microwave hood fan. Gazebo and Propane gas firepit (as-is), Water fountain, Detached electric fireplace

Restrictions:	Easement Registered On Title, Restrictive Covenant, Utility Right Of Way
Main Floor	Living Room · 14'8" × 12'10" ·
Main Floor	Family Room · 18'11" × 15' ·
Main Floor	Kitchen · 16' × 14' ·
Main Floor	Spice Kitchen · 8'3" × 6'7" ·
Main Floor	Pantry · 6'9" × 4'8" ·
Main Floor	Dining Room · 14'8" × 9'9" ·
Main Floor	Breakfast Nook · 15'11" × 8' ·
Main Floor	Foyer · 9' × 4'11" ·
Main Floor	Laundry · 12'2" × 7'1" ·
Upper Level	Bonus Room · 20' × 14'10" ·
Upper Level	Bedroom - Primary · 16' × 16' ·
Upper Level	Walk-In Closet · 10'2" × 6'5" ·
Upper Level	Den · 15'11" × 11'1" ·
Upper Level	Bedroom · 16' × 10'3" ·
Upper Level	Bedroom · 10'8" × 10'8" ·
Upper Level	Bedroom · 13' × 12'1" ·
Basement	Game Room · 25' × 17'4" ·
Basement	Kitchen · 17'4" × 4'8" ·
Basement	Bedroom · 14' × 12' ·
Basement	Bedroom · 14' × 11'8" ·
Basement	Flex Space · 15'4" × 8' ·
Basement	Storage · 8'9" × 3'11" ·
Basement	Laundry · 4'8" × 3'6" ·
Basement	Furnace/Utility Room · 11'7" × 9'4" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Shopping Nearby
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Cul-De-Sac
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Oct 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/40-sherwood-manor-nw-calgary-a2355308/

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Data was last updated November 25, 2026 at 06:05 PM (UTC)

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Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.