

61 Sherwood Lane NW
Calgary, Alberta

MLS # A2296277



\$469,900

Division:	Sherwood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,341 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Level, Private, Recta		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 286
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, No Smoking Home, Vinyl Windows		

Inclusions: N/A

VIEWS extraordinaire—backing onto the ravine in the sought-after Timbers of Sherwood! This stunning modern 2-bedroom, 3-bathroom townhome shows like a showhome and has been meticulously maintained, featuring fresh paint, central air conditioning and designer lighting throughout. The bright, airy main living space is anchored by a stylish two-tone kitchen with quartz countertops, stainless steel appliances, and a gas range—perfect for everyday living and entertaining. Upstairs, the spacious primary bedroom offers a feature wall and dual closets, while the second bedroom captures incredible ravine views and doubles perfectly as a home office. The garage is more than just parking, with ample room for storage, a workbench, bikes, and seasonal gear. Enjoy a park just steps away, easy access to Stoney Trail for commuting, and the added bonus of being in the Sir Winston Churchill High School catchment. With low condo fees and a well-run complex, this home delivers outstanding value in a quiet, highly desirable pocket of NW Calgary—a rare opportunity you won't want to miss.