



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**72 SHERWOOD Way, Calgary T3R 1M7**

MLS®#: **A2111196**

Area: **Sherwood**

Listing Date: **02/29/24**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2005**  
Lot Information  
Lot Sz Ar: **4,520 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,569**  
Low Sqft:  
Ttl Sqft: **2,569**

DOM

**80**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **City Lot,Few Trees,Lawn,Garden,Interior Lot,Landscaped,Level**  
Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Garden,Lighting,Private Yard**

Construction: **Concrete,Stone,Stucco**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Range Hood,Washer/Dryer,Window Coverings**  
Int Feat: **Chandelier,High Ceilings,Jetted Tub,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 5`1"	Living/Dining Room Combination	Main	17`8" x 10`9"
Foyer	Main	11`10" x 15`8"	Kitchen	Main	17`8" x 11`11"
Living Room	Main	13`2" x 22`2"	Office	Main	12`3" x 10`2"
4pc Bathroom	Second	11`8" x 5`0"	5pc Ensuite bath	Second	11`7" x 9`8"
Bedroom	Second	15`0" x 10`7"	Bedroom	Second	15`0" x 10`5"
Family Room	Second	19`6" x 13`9"	Laundry	Second	5`2" x 8`0"
Bedroom - Primary	Second	19`4" x 17`7"	Walk-In Closet	Second	6`0" x 7`11"

4pc Bathroom	Basement	8`10" x 6`1"	Bedroom	Basement	10`11" x 13`2"
Bedroom	Basement	10`1" x 9`3"	Hall	Basement	10`9" x 11`7"
Game Room	Basement	16`6" x 26`9"	Furnace/Utility Room	Basement	6`7" x 8`4"
Legal/Tax/Financial					

Title:	Zoning:	
Fee Simple	R-1	
Legal Desc:	0313614	Remarks

Pub Rmks:	Opportunity does not Knock often, presenting you a 5-bedroom, 3.5-bathroom home located in the beautiful locality of Sherwood Park. With over 3000 sq ft of living space including basement, beautifully landscaped, stucco and stone exterior and located on a quiet street. This property provides the Space, the setting, Luxury, comfort and much more. Upon entering, you are welcomed by a grand entry that leads you into the welcoming living room through a hallway adorned with Large windows, providing Ample Natural Light. The main floor is beautifully designed with an office, 2 pc bath and an open kitchen. Adjacent to the kitchen is a bright and open living/dining combo area overlooking onto private Matured Garden, with plenty of space for large gatherings. Right next to the dining room, there is a formal seating space for your guests, with a gas fireplace to make your gatherings cozier. The aesthetic Spiral stairs lead to the upper level, which accommodates three spacious bedrooms, two bathrooms (including a 5-pc luxurious primary suite) and a family room. Basement is professionally finished in modern architecture with Soundproofing in ceilings, and offers two additional bedrooms, a bathroom, and a wide-open Recreational room area. This provides ample space for guests, a home gym or home theatre with the provision to add Multimedia. Please contact your realtor for a private showing.
Inclusions:	none
Property Listed By:	PREP Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

















