



THE
A-TEAM

**RE/MAX
FIRST**

5 SHERWOOD View, Calgary T3R 1P1

MLS®#: **A2116363**

Area: **Sherwood**

Listing Date: **03/20/24**

List Price: **\$819,900**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 12-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar: **4,789 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,216**
Low Sqft:
Ttl Sqft: **2,216**

DOM

60

Layout

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

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other,Playground**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Washer,Window Coverings**
Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	9`10" x 11`8"
2pc Bathroom	Main	5`0" x 3`11"
Nook	Main	9`11" x 9`0"
Entrance	Main	10`4" x 8`10"
Pantry	Main	3`8" x 3`7"
Bedroom - Primary	Second	15`0" x 13`8"
5pc Ensuite bath	Second	9`0" x 13`6"

Room	Level	Dimensions
Office	Main	9`3" x 10`6"
Living Room	Main	15`0" x 13`6"
Laundry	Main	6`0" x 8`6"
Kitchen	Main	15`11" x 13`5"
4pc Bathroom	Second	9`10" x 4`11"
Walk-In Closet	Second	6`3" x 7`4"
Bedroom	Second	10`0" x 11`8"

Bedroom
Family Room
4pc Bathroom

Basement
Basement
Basement

13`3" x 10`8"
16`2" x 12`11"
9`7" x 4`11"

Bedroom
Bedroom

Second
Basement

10`0" x 9`6"
12`5" x 10`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0412848

Zoning:
R-1

Remarks

Pub Rmks:

OPEN HOUSE 1 PM TO 4 PM March 30, 2024. An excellent home in the heart of Sherwood with over 3100 SQ FT-developed living space. Located on a quiet Cul-de-sac with a total of 5 Bedrooms plus a Den that can be used as a bedroom for aging parents on the Main Floor. The grand foyer of this beautiful home welcomes your guests with a vaulted ceiling & sunlight on the hardwood floors. This well-cared home features a spacious main floor that includes a Kitchen with an Extended Nook and Brand New stove, a Family Room with Fireplace, Den, Dining Room and Laundry Room with top of the line Washer & Dryer. Hardwood floor throughout the Main Area, Tiles in all Washrooms, 9 FT Knock Down Ceiling, Upgraded Kitchen Cabinets, Granite Kitchen Counter Tops, Island with Raised Eating Bar, Walk-in Pantry, Rounded Soft Corners, an inviting Open to Below Main Entrance and much more. Upstairs has three spacious bedrooms and Master has His and Her Closets, five piece En-suite, main bath with Skylight and two other good sized bedrooms. The basement is fully developed with Two Bedrooms, Family Room, Full Bathroom and huge storage area. The backyard is fully landscaped with huge Deck. Sherwood is minutes away from the Beacon Hill Shopping Centre, Stoney Trail HWY and many other amenities.

Inclusions:
Property Listed By:

None
First Place Realty

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











