



THE
A-TEAM

**RE/MAX
FIRST**

92 SHERWOOD Rise, Calgary T3R 1P6

MLS® #: **A2117313**

Area: **Sherwood**

Listing Date: **03/28/24**

List Price: **\$829,900**

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: **4,897 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,624**
Low Sqft:
Ttl Sqft: **1,624**

DOM

52
Layout
Beds: **3 (1 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Environmental Reserve,Front Yard,Garden,Greenbelt,No Neighbours Behind,Landscaped,Rectangular Lot,Views
Double Garage Attached,Garage Faces Front,Heated Garage,Oversized

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Closet Organizers,Double Vanity,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
5pc Ensuite bath	Main	
Dining Room	Main	18`4" x 10`4"
Nook	Main	12`2" x 8`9"
Laundry	Main	9`6" x 9`3"
Game Room	Basement	31`10" x 21`6"
Bedroom	Basement	13`5" x 11`8"

Room	Level	Dimensions
4pc Bathroom	Basement	
Living Room	Main	15`0" x 13`0"
Kitchen	Main	20`0" x 16`9"
Den	Main	11`5" x 10`1"
Bedroom - Primary	Main	18`11" x 12`7"
Office	Basement	18`2" x 9`10"
Bedroom	Basement	13`5" x 10`8"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

0412848

Remarks

Pub Rmks: **Knocking it right out of the park is this stylish estate home backing onto the escarpment in the popular Symons Valley community of Sherwood. Offering a total of 3 bedrooms + den & over 2900sqft of living space, this mint condition bungalow enjoys soaring vaulted ceilings & maple hardwood floors, stunning kitchen with custom maple/mahogany cabinetry, sensational lower level with infloor heating & beautifully landscaped backyard with lush perennial gardens & stone patio. Truly incredible open concept main floor featuring the sun-drenched living room with fireplace & expanse of windows, elegant formal dining room with graceful archway, dining nook with access onto the backyard deck & showpiece kitchen with large island & ceramic tile backsplash, oversized walkthru pantry & upgraded stainless steel appliances including Asko dishwasher, Wolf gas cooktop & built-in Frigidaire convection oven. The private owners' retreat is an airy & inviting space with a big bay window, great-sized walk-in closet & jetted tub ensuite with double vanities, tile floors & separate shower. The lower level - with 9ft ceilings & infloor heating, is beautifully finished with 2 bedrooms, large full bath with linen closet, office/craft room with barn door closet & terrific games/rec room...the perfect spot to hang out with the family. Main floor also has a dedicated home office with French doors & laundry room with built-in cabinets/sink & brand new LG washer & dryer. Both the front & back yards are exquisitely landscaped...with stone walkways & patio, permanent outdoor Gemstone lights, multi-tiered stone fountain (backyard) & deck complete with natural gas line for your BBQ, under-deck storage & Duradek covering. Extensive features & upgrades including plantation shutters (lower level) & new Levolor blinds (main level), finished garage with thermostat-controlled heater & sealed floors, solid maple doors & cabinets with mahogany inserts, new (2023) suspended light fixtures, 2 hot water tanks & high-efficiency furnace, new (2022) central air & exposed aggregate front walkway & driveway. A simply amazing home just minutes to neighbourhood greenspaces & Blessed Marie-Rose School, walking distance to bus stops & quick easy access to shopping (including Beacon Hill, Sage Hill Crossing & Sage Hill Quarter) & Stoney/Sarcee/Shaganappi Trails.**

Inclusions: **Alarm system hardware, gas heater in garage, backyard trellis & fountain**

Property Listed By: **Royal LePage Benchmark**

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









