



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**554 SHERWOOD Boulevard, Calgary T3R 1M9**

MLS® #: **A2120295**

Area: **Sherwood**

Listing Date: **04/12/24**

List Price: **\$938,800**

Status: **Active**

County: **Calgary**

Change: **-\$200, 14-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2015**

Lot Information

Lot Sz Ar: **5,209 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,474**

Low Sqft:

Ttl Sqft: **2,474**

DOM

**37**

Layout

Beds: **6 (4 2 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Low Maintenance Landscape,Level**

Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Other**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`1" x 15`11"
2pc Bathroom	Main	7`4" x 3`0"
Dining Room	Main	11`11" x 9`9"
Bedroom	Second	10`11" x 9`11"
Bedroom	Second	11`11" x 9`8"

Room	Level	Dimensions
Den	Main	9`6" x 11`0"
Kitchen	Main	11`11" x 13`7"
Bedroom - Primary	Second	15`0" x 14`0"
Bedroom	Second	11`0" x 9`11"
4pc Bathroom	Second	4`11" x 9`0"

Office  
Bonus Room  
Bedroom  
4pc Bathroom

Second  
Second  
Lower  
Lower

6`4" x 9`3"  
18`11" x 10`11"  
10`3" x 13`6"  
8`5" x 4`11"

4pc Ensuite bath  
Family Room  
Bedroom

Second  
Lower  
Lower

11`8" x 10`9"  
15`2" x 18`2"  
10`5" x 12`6"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-1N

1312495

Remarks

Pub Rmks:

**\*\*OPEN HOUSE - SAT 27TH APRIL 12NOON-2PM\*\*** An amazing opportunity awaits you in Sherwood, this 6-bed ( 4 Up/ 2 Down) WALK-OUT home is the perfect home for a large family or a savvy investor. The main level boasts natural light, high ceilings and a spacious layout with 4 bedrooms, PLUS a den/5th bedroom if needed. Be wowed by the gleaming hardwood flooring, granite countertops and luxurious lighting on the main level. Open-concept living and kitchen area provides ample space for entertaining and dining, complemented by a spacious living room anchored by a gas fireplace. Off the dining room is your private balcony leading downstairs to your own yard. Can set up BBQ here or downstairs on your HUGE concrete patio at the walkout level. Upstairs features a large BONUS room with tons of light that separates the Primary bedroom(w/ 4-PC spa ensuite & walk-in closet) and the other 3 bedrooms, giving everyone space and privacy. There is also a computer/ tech room upstairs that can be used as a second office. This property comes with tons of storage space, numerous upgrades, stainless steel appliances, a convenient walk-through pantry, low maintenance backyard, A WALK-OUT LOT, legal basement with wet-bar and much more! The thoughtfully designed 2-bedroom WALKOUT basement features large windows, separate laundry room/ hookups installed and a private entrance. Within walking distance of numerous parks, walking trails, schools, transit and tons of commercial. Conveniently located within close distance to Stoney Trail, Shaganappi Trail, many shops and restaurants. The house has also been newly painted, carpets freshly steamed/ shampooed and professionally cleaned - it's ready for its new owners! Don't miss out on this opportunity and book your showing today!

Inclusions:  
Property Listed By:

N/A  
URBAN-REALTY.ca

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

















