



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**13 SHERWOOD Lane, Calgary T3R 0P1**

MLS® #: **A2121589**

Area: **Sherwood**

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

List Price: **\$529,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 02-May**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **1,023 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,364**  
Low Sqft:  
Ttl Sqft: **1,364**

DOM

**37**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Environmental Reserve,Lawn,Low Maintenance Landscape,Landscaped,Street Lighting,Rectangular Lot,Views  
Double Garage Attached**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Closet Organizers,Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Storage,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Second</b>	<b>3`3" x 6`9"</b>	<b>Dining Room</b>	<b>Second</b>	<b>14`10" x 10`6"</b>
<b>Kitchen</b>	<b>Second</b>	<b>11`4" x 14`6"</b>	<b>Living Room</b>	<b>Second</b>	<b>14`10" x 12`0"</b>
<b>4pc Bathroom</b>	<b>Third</b>	<b>8`0" x 4`11"</b>	<b>4pc Ensuite bath</b>	<b>Third</b>	<b>8`0" x 7`3"</b>
<b>Bedroom</b>	<b>Third</b>	<b>12`5" x 12`7"</b>	<b>Bedroom - Primary</b>	<b>Third</b>	<b>12`5" x 14`8"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$286

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc:

1512093

Remarks

Pub Rmks:

**\*Open House May 18th 2-4pm & 19th from 2-5pm\* Stunning Designer Upgrades | Backs onto Tranquil Ravine Green Space | Unmatched Views | Balcony + Patio | Attached Tandem Garage! Step into luxury living with this impeccably maintained townhouse that backs onto a serene ravine green space. This residence showcases a harmonious blend of open-concept design and refined upgrades. Sunlight floods the interior through expansive windows, illuminating the chef-caliber kitchen, dining area, inviting living room, and a lavishly appointed master suite. Admire the contemporary Tudor architecture, highlighted by a northwest-facing balcony and patio overlooking the picturesque ravine. Effortless entertaining awaits with modern finishes throughout the open main level, upgraded vinyl plank flooring, a centre open kitchen, formal dining room accommodating large gatherings, and a living room with oversized sliding glass doors showcasing the ravine views. The upgraded chef's kitchen boasts stainless steel appliances, a gas stove, water line and ice dispenser fridge, elegant white quartz counters, a subway-tile backsplash, and contrasting cabinetry. Completing the main floor is a stylish powder room. Ascend the staircase to discover a spacious second level housing two large bedrooms, two baths, and convenient upper-floor laundry. The primary bedroom exudes sleekness with dual closets and an ensuite featuring an upgraded glass shower, quartz counters, a double vanity, and recessed lighting. The secondary bedroom offers double closets and a neighboring three-piece bath. Nestled in Calgary's NW quadrant, this residence is close to Beacon Hill, Stoney Trail, numerous parks, bike trails, playgrounds, and schools. Experience comfort year-round with air conditioning for those warm summer days. Don't miss the chance to schedule your private viewing today!**

Inclusions:

BBQ

Property Listed By:

Royal LePage Benchmark

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











