



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**114 SHERWOOD Mews, Calgary T3R 0G1**

MLS® #: **A2125728**

Area: **Sherwood**

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

List Price: **\$849,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2010**

Lot Information

Lot Sz Ar: **4,144 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,417**  
Low Sqft:  
Ttl Sqft: **2,417**

DOM

**25**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Views**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Granite Counters,Tankless Hot Water**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 5`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`1" x 11`10"</b>
<b>Family Room</b>	<b>Main</b>	<b>16`1" x 14`11"</b>	<b>Foyer</b>	<b>Main</b>	<b>13`2" x 9`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`0" x 15`11"</b>	<b>Laundry</b>	<b>Main</b>	<b>5`11" x 12`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`5" x 12`1"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>11`9" x 4`10"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	<b>11`0" x 13`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`2" x 13`2"</b>

Bedroom Bonus Room	Upper Upper	11`9" x 11`9" 16`0" x 12`2"	Bedroom - Primary	Upper	15`9" x 15`3"
Legal/Tax/Financial					
Title: Fee Simple		Zoning: R-1N			
Legal Desc:		0815453		Remarks	
Pub Rmks:		! I Location...!! Location...!! Location...!! Indulge in the epitome of luxury living within this captivating 2-story residence, spanning over 2400 square feet and situated serenely on a quiet street in the highly sought-after community of Sherwood. Boasting a picturesque backdrop of verdant green space, this home offers a prime location just a few blocks away from the bustling Beacon Hill shopping plaza, ensuring convenience and accessibility to an array of amenities. Step inside to discover a meticulously designed main floor, featuring not one, but two welcoming living areas, alongside an open-concept kitchen adorned with elegant granite countertops and state-of-the-art black stainless steel appliances. Modern lighting fixtures and recessed pot lights add a touch of sophistication, while accent paint walls contribute to the contemporary ambiance. Ascend the staircase to the second floor, where luxury awaits in the form of a spacious master suite, complete with a lavish 5-piece ensuite bath for ultimate relaxation. Two additional generously sized bedrooms, along with a versatile bonus room, provide ample space for both rest and recreation. This home is replete with upgrades, including a new tankless water heater (2022) and furnace (2022) , ensuring efficiency and comfort year-round. Embrace the convenience of central air conditioning and step outside to your own private backyard retreat, seamlessly merging with the tranquil green surroundings. Offering an unparalleled living experience that exceeds expectations, this Sherwood sanctuary invites you to embark on a journey of refined living. Don't miss the opportunity to make this exceptional residence your own—schedule your showing today and immerse yourself in the luxury and comfort that awaits within.			
Inclusions:		NA			
Property Listed By:		Royal LePage Solutions			

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













