



THE
A-TEAM

**RE/MAX
FIRST**

148 SHERWOOD Rise, Calgary T3R 1P7

MLS® #: **A2133701**

Area: **Sherwood**

Listing Date: **06/26/24**

List Price: **\$949,900**

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: **5,059 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,672**
Low Sqft:
Ttl Sqft: **2,672**

DOM

6
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Front Yard,Lawn,No Neighbours Behind,Landscaped,Treed**
Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Chandelier,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Den	Main	11`0" x 8`11"
Living Room	Main	14`10" x 13`11"
Laundry	Main	11`3" x 8`4"
Bedroom - Primary	Upper	20`7" x 14`10"
Bedroom	Upper	11`8" x 9`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`10" x 11`5"
Dining Room	Main	13`5" x 12`11"
2pc Bathroom	Main	5`3" x 4`11"
5pc Ensuite bath	Upper	14`9" x 12`10"
Bedroom	Upper	11`8" x 9`11"

4pc Bathroom
Hobby Room
Bedroom
Family Room

Upper
Basement
Basement
Basement

8`10" x 5`4"
12`8" x 9`9"
10`10" x 9`3"
18`0" x 11`9"

Bonus Room
4pc Bathroom
Other
Game Room

Upper
Basement
Basement
Basement

18`11" x 13`1"
9`0" x 4`11"
10`8" x 9`7"
14`1" x 10`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

0813103

Remarks

Pub Rmks: **COME VIEW THE 3D TOUR & MORE - Click on the Multimedia/Virtual Tour Button! Stunning & immaculate estate home, in a cul-de-sac location, backing to walking paths & green space & offering over 3,700 sf of finished space! Plenty of curb appeal here! The extended width driveway leads to the oversized 24' wide x 21' deep attached garage. Beyond the covered front porch step through the double doors & into the spacious, grand, open to above entrance & admire the sweeping staircase ahead of you. The recently renovated high-end kitchen offers granite countertops galore, custom cabinetry, including 24 (yes, 24!) full extension Blumotion drawers of various sizes, an array of upper cabinets with unique & practical lift up doors utilising the Blum Aventos lift system, under cabinet lighting, a stunning tile backsplash, high quality appliances, a breakfast bar & a walk through pantry with custom solid shelving! The hardwood flooring in the kitchen continues through the adjacent & generously proportioned dining area & the large, yet cozy, living room with a gas fireplace set in a fabulous stone & barn wood feature wall that has an integrated LED light system. A main floor den with French doors, a huge mud/laundry room & a sumptuous & renovated half bathroom complete this level. Upstairs, the massive primary suite has a huge walk-in closet & the bedroom easily accommodates a king sized bed. Step into the owners retreat & sit & enjoy the open views whilst being warmed by the 3 sided gas fireplace, or step out onto your upper level deck. The primary suite comes with a fabulous 5 pc en-suite bathroom that has a jetted soaker tub & a huge, tiled, walk-in shower. Bedrooms 2 & 3 are both very good sizes & share the upgraded 4 pc family bathroom, which is adjacent to the bonus room, with its attractive bay window. The basement was developed by the builder at the time of construction & features a hobby room at the base of the stairs, a large bar area, family room, recreation room, a bedroom with a walk-in closet & there is also a 4 pc bathroom. Storage can be found under the staircase & in the utility room, which benefits from a high efficient furnace installed in 2023! Outside, you will adore the fenced & beautifully landscaped rear yard that has a full width & partially covered deck with a gas BBQ outlet, a further wooden deck in one corner of the yard, a raised planter in the other corner, plenty of lawn area & mature trees to the rear & one side of the sunny southerly aspect yard. A rear yard gate leads out to the walking path system behind. Blessed Marie-Rose School is a short walk away & the home offers convenient access to excellent shopping at Beacon Hill, Sage Hill Crossing & Sage Hill Quarter as well as easy access to main roads. Outstanding quality & value...book a showing & make it yours!**

Inclusions:
Property Listed By:

Contact listing agent for full list of included and excluded items.
Greater Calgary Real Estate

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











