



THE
A-TEAM

**RE/MAX
FIRST**

41 SHERWOOD Road, Calgary T3R 0N8

MLS® #: **A2136919**

Area: **Sherwood**

Listing Date: **06/03/24**

List Price: **\$1,045,000**

Status: **Active**

County: **Calgary**

Change: **-\$35k, 11-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**

Finished Floor Area

Abv Sqft: **2,326**

Low Sqft:

Ttl Sqft: **2,326**

DOM

201

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Lot Information

Lot Sz Ar: **6,178 sqft**

Lot Shape:

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Cul-De-Sac,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Street Lighting,Pie Shaped Lot,Rolling Slope

Park Feat:

Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front

Utilities and Features

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

Construction: **Cement Fiber Board,See Remarks,Stone,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood,See Remarks**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Central Vacuum,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`5" x 12`11"	Living Room	Main	15`6" x 14`0"
Dining Room	Main	12`11" x 9`11"	Foyer	Main	10`2" x 6`5"
Den	Main	12`4" x 9`8"	Laundry	Main	11`5" x 7`3"
2pc Bathroom	Main	7`0" x 3`0"	Bonus Room	Upper	20`0" x 12`6"

Bedroom - Primary	Upper	13`11" x 12`7"	Walk-In Closet	Upper	10`0" x 6`4"
4pc Ensuite bath	Upper	10`1" x 9`0"	Bedroom	Upper	11`2" x 9`11"
Bedroom	Upper	9`11" x 9`11"	4pc Bathroom	Upper	8`2" x 5`4"
Family Room	Basement	25`9" x 19`6"	Bedroom	Basement	12`2" x 9`7"
3pc Bathroom	Basement	8`11" x 5`1"	Furnace/Utility Room	Basement	10`2" x 8`11"

Legal/Tax/Financial

Title: Zoning:
Fee Simple R-1N
 Legal Desc: **1113462**

Remarks

Pub Rmks: **Welcome to this stunning custom-built home with breathtaking panoramic views! This 4-bedroom, 3.5-bathroom beauty is nestled on a pie-shaped lot in a quiet cul-de-sac, backing onto a ravine. Imagine sipping your morning coffee while watching the sunrise, or hosting a fire-pit party under the open starry sky in the expansive South-facing backyard. Step inside to find a sun-drenched living room with a soaring 17 ft high window wall and a stone wall fireplace adding opulence and warmth. The gourmet kitchen boasts granite countertops, stainless steel appliances, and a walk-in pantry. The spacious flex room is perfect for a home office or library, and the main floor also features a half bath and a mud room. Upstairs, you'll find a spacious bonus room with a vaulted ceiling, a large master bedroom with an ensuite bath and walk-in closet, and two more spacious bedrooms with a shared bathroom. The fully finished basement with 9 ft ceilings offers an expansive open area for entertainment and relaxation, a roomy bedroom, a 3-piece bathroom, and a convenient Murphy bed for guests. Not only does this home offer luxury, but it also provides functionality and quality. The oversized 2-tier patio allows you to get closer to the occasional wildlife visitor from the ravine, and the multi-zone heating and central air conditioning ensure your comfort year-round. The furnace and air ducts were cleaned in June 2024. Located just minutes away from major shopping centers and with quick access to major roads and public transportation, this home is also in the highly sought-after "Sir Winston Churchill High School" district and near Nose Hill Park and scenic pathways. Don't miss the opportunity to make this your dream home! Book a viewing with your favorite Realtor today.**

Inclusions: **Master Bedroom- 1 King size bed with Mattress, 2 nightstands, All shelves in the master room walk-in closet (3 large 1 small), Bonus room- 52 in TV with Stand, Main floor flex- 3 bookshelves, Main Floor- Dining Table with 4 Chairs, 3 Bar Stools, 2 Ladder Shelves, Basement- Murphy bed with Brand new Mattress with Shelves & Drawers, 75 in TV with Stand, Basement Bedrm- Bookshelves with drawers, All window coverings, Outdoor Shed (2023)**

Property Listed By: **First Place Realty**

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