



THE
A-TEAM

**RE/MAX
FIRST**

72 SHERWOOD Way, Calgary T3R 1M7

MLS®#: **A2152293**

Area: **Sherwood**

Listing Date: **07/24/24**

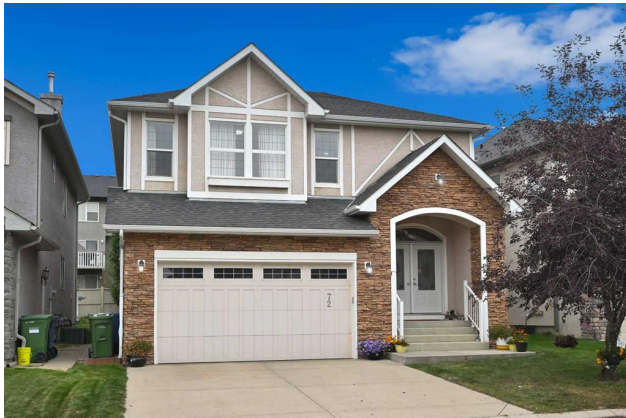
List Price: **\$875,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**

Lot Information

Lot Sz Ar: **4,520 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,569**

Low Sqft:

Ttl Sqft: **2,569**

DOM

54

Layout

Beds: **5 (3 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **City Lot,Few Trees,Lawn,Garden,Interior Lot,Landscaped,Level**
Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Gas Range,Range Hood,Washer/Dryer,Window Coverings**
Int Feat: **Chandelier,High Ceilings,Jetted Tub,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 5`1"	Living/Dining Room Combination	Main	17`8" x 10`9"
Foyer	Main	11`10" x 15`8"	Kitchen	Main	17`8" x 11`11"
Living Room	Main	13`2" x 22`2"	Office	Main	12`3" x 10`2"
4pc Bathroom	Second	11`8" x 5`0"	5pc Ensuite bath	Second	11`7" x 9`8"
Bedroom	Second	15`0" x 10`7"	Bedroom	Second	15`0" x 10`5"
Family Room	Second	19`6" x 13`9"	Laundry	Second	5`2" x 8`0"
Bedroom - Primary	Second	19`4" x 17`7"	Walk-In Closet	Second	6`0" x 7`11"

**4pc Bathroom
Bedroom
Game Room**

**Basement
Basement
Basement**

**8`10" x 6`1"
10`1" x 9`3"
16`6" x 26`9"**

**Bedroom
Hall
Furnace/Utility Room**

**Basement
Basement
Basement**

**10`11" x 13`2"
10`9" x 11`7"
6`7" x 8`4"**

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0313614

Zoning:
R-1

Remarks

Pub Rmks:

Opportunity does not Knock often, presenting you a 5-bedroom, 3.5-bathroom home located in the beautiful locality of Sherwood Park. With over 3000 sq ft of living space including basement, beautifully landscaped, stucco and stone exterior and located on a quiet street. This property provides the Space, the setting, Luxury, comfort and much more. Upon entering, you are welcomed by a grand entry that leads you into the welcoming living room through a hallway adorned with Large windows, providing Ample Natural Light. The main floor is beautifully designed with an office, 2 pc bath and an open kitchen. Adjacent to the kitchen is a bright and open living/dining combo area overlooking onto private Matured Garden, with plenty of space for large gatherings. Right next to the dining room, there is a formal seating space for your guests, with a gas fireplace to make your gatherings cozier. The aesthetic Spiral stairs lead to the upper level, which accommodates three spacious bedrooms, two bathrooms (including a 5-pc luxurious primary suite) and a family room. Basement is professionally finished in modern architecture with Soundproofing in ceilings, and offers two additional bedrooms, a bathroom, and a wide-open Recreational room area. This provides ample space for guests, a home gym or home theatre with the provision to add Multimedia. Please contact your realtor for a private showing.

Inclusions:
Property Listed By:

**NONE
PREP Realty**

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