



THE A-TEAM

RE/MAX FIRST

123 SHERWOOD Hill, Calgary T3R 0B3

MLS®#: A2152799 Area: Sherwood Listing: 07/25/24 List Price: \$924,900
Status: Active County: Calgary Change: -\$15k, 23-Aug Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2009
Lot Information
Lot Sz Ar: 4,714 sqft
Lot Shape:
Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: 2,588
Low Sqft:
Ttl Sqft: 2,588
Back Yard, Landscaped
Double Garage Attached, Insulated, Oversized

DOM

53
Layout
Beds: 5 (4 1)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 4
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Other
Construction: Wood Frame
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Bar Fridge, Central Air Conditioner, Dishwasher, Disposal, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings
Int Feat: No Animal Home, No Smoking Home
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Kitchen, Laundry, Bedroom - Primary, Bedroom, Bonus Room, Great Room, Den, Breakfast Nook, Bedroom, 4pc Bathroom.

**5pc Ensuite bath  
Bedroom  
Game Room**

**Second  
Lower  
Lower**

**13`5" x 9`4"  
16`5" x 14`10"**

**3pc Bathroom  
Family Room**

**Lower  
Lower**

**23`2" x 14`10"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0813103**

Zoning:  
**R-1**

Remarks

Pub Rmks: **Stunning original owner estate home located in Sherwood. This home offers numerous upgrades & features which include, open bright concept, hardwood, granite throughout, wrought iron railings, 5 bedrooms. 3.5 bathrooms, over 3700 sq ft of developed living space, deck with gas line for bbq, patio, open to below entry, walkout basement, wet bar, 9' ceilings, 2 furnaces, A/C on top floor furnace, front veranda & so much more. The Main floor features, a 2pc bath, laundry, den, spacious great room with gas fireplace & a large kitchen that offers an island, pantry & dining area that has access to the deck. The upper floor features a large bonus room, 4pc bathroom & 4 good size bedrooms. The primary bedroom features a walk in closet & full ensuite. The lower walk out features the 5th bedroom, family room, games area & a storage/utility room. Located on a quiet street close to green spaces, parks, bus, shopping, schools & easy access to Stoney & Deerfoot Trail. Click on link to view 3 D walk through.**

Inclusions:  
Property Listed By: **Shed, alarm no contract, tv & mount in lower bedroom, projector, screen, & speakers attached in lower family room, TV in main office, RE/MAX Real Estate (Mountain View)**

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