



THE
A-TEAM

**RE/MAX
FIRST**

31 SHERWOOD Heath, Calgary T3R 1P4

MLS®#: **A2157911** Area: **Sherwood** Listing Date: **08/16/24** List Price: **\$899,999**
 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: **5,543 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,469**
 Low Sqft:
 Ttl Sqft: **2,469**

DOM

33
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Garden,Low Maintenance Landscape,Pie Shaped Lot**
 Park Feat: **Double Garage Attached,Garage Faces Front,Oversized**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Convection Oven,Electric Cooktop,Garburator,Microwave,Range Hood,Refrigerator,Water Softener,Window Coverings**
 Int Feat: **Breakfast Bar,Central Vacuum,Chandelier,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**

Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------|-------|----------------|
| 2pc Bathroom | Main | 0`0" x 0`0" |
| 4pc Bathroom | Upper | 0`0" x 0`0" |
| Living Room | Main | 20`1" x 16`0" |
| Kitchen | Main | 14`0" x 11`9" |
| Den | Main | 14`8" x 10`11" |
| Bedroom - Primary | Upper | 21`5" x 18`0" |

| Room | Level | Dimensions |
|------------------|----------|----------------|
| 4pc Bathroom | Basement | 0`0" x 0`0" |
| 6pc Ensuite bath | Upper | 0`0" x 0`0" |
| Dining Room | Main | 12`7" x 12`4" |
| Nook | Main | 14`0" x 9`0" |
| Laundry | Main | 8`7" x 6`9" |
| Bedroom | Upper | 12`11" x 12`3" |

| | | | | | |
|-----------------------|-----------------------|---|---|--------------------------|--|
| Bedroom Office | Upper Basement | 11`10" x 11`4" 12`8" x 10`7" | Game Room Bedroom Legal/Tax/Financial | Basement Basement | 32`10" x 24`4" 15`11" x 10`7" |
|-----------------------|-----------------------|---|---|--------------------------|--|

| | | | |
|--|----------------|------------------------|---------|
| Title: Fee Simple Legal Desc: | 0412848 | Zoning: R-1N | Remarks |
|--|----------------|------------------------|---------|

Pub Rmks: **Here in the popular family community of Sherwood is where you'll find this wonderful one-owner home, tucked away in this quiet cul-de-sac within walking distance to bus stops, neighbourood parks & playing fields. Offering a total of 4 bedrooms & cool relaxing central air, this Elite Homes two storey enjoys lovely hardwood floors & 3.5 bathrooms, terrific maple kitchen with granite countertops, oversized 2 car garage & low-maintenance West backyard with wraparound patio & raised gardens. You will just love the open & inviting feel of the main floor with its expansive 9ft ceilings, spacious living room with fireplace & West-facing windows, elegant formal dining room & dining nook with access onto the backyard deck. The maple kitchen has a walk-in pantry & island with raised bar, undercabinet lighting & upgraded appliances including built-in Frigidaire convection oven & Maytag cooktop stove. Total of 3 bedrooms up highlighted by the private owners' suite with big walk-in closet, sitting area & jetted tub ensuite with separate shower & double vanities. The other 2 bedrooms have great closet space & share the 2nd full bath. The lower level - with engineered hardwood floors, is finished with a 4th bedroom with walk-in closet, bathroom with walk-in shower, office/study & open rec room area. Main floor also has a dedicated home office with bay window & separate laundry room with built-in cabinets. The backyard is fully fenced & landscaped, complete with large deck with gas BBQ line. Additional extras & upgrades include LED lighting throughout, 2 air conditioning units & 2 furnaces, 2 hot water tanks, water softener, curved staircase with extra railings/spindles & new (2023) carpets. Available for quick possession, this truly sensational home is perfectly located just minutes to all area amenities...the Blessed Marie-Rose School, winding ravine trails, shopping at major retail centres (Beacon Hill, Sage Hill Crossing, Sage Hill Quarter) & quick easy access to Stoney/Sarcee/Shaganappi Trails.**

Inclusions:
Property Listed By: **Alarm system hardware, bookcases in basement office
Royal LePage Benchmark**

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