

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

96
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	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Basement	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	6pc Ensuite bath	Upper	0`0" x 0`0"
Living Room	Main	20`1" x 16`0"	Dining Room	Main	12`7" x 12`4"
Kitchen	Main	14`0" x 11`9"	Nook	Main	14`0" x 9`0"
Den	Main	14`8" x 10`11"	Laundry	Main	8`7" x 6`9"
Bedroom - Primary	Upper	21`5" x 18`0"	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"
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Title: **Fee Simple** Zoning: **R-G**

Legal Desc: **0412848**

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, neighbourhood 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: **Alarm system hardware, bookcases in basement office**

Property Listed By: **Royal LePage Benchmark**

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













31 Sherwood Heath NW, Calgary, AB

Main Building: Total Exterior Area Above Grade 2469 sq ft



Main Floor
Exterior Area: 1025.85 sq ft

2nd Floor
Exterior Area: 1195.00 sq ft

Basement (Below Grade)
Exterior Area: 1248.15 sq ft

0 5 10
m

PREPARED: 2024/08/15

BIGUIDE

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximations and are subject to independent verification.