



THE
A-TEAM

**RE/MAX
FIRST**

61 SHERWOOD Heights, Calgary T3R 0L3

MLS®#: **A2158450**

Area: **Sherwood**

Listing Date: **08/16/24**

List Price: **\$765,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**
Lot Information
Lot Sz Ar: **4,811 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,141**
Low Sqft:
Ttl Sqft: **2,141**

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: **Cul-De-Sac**
Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Secured**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Double Vanity,French Door,No Animal Home,No Smoking Home,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	6`11" x 6`5"	2pc Bathroom	Main	7`0" x 5`1"
Kitchen	Main	9`11" x 17`2"	Dining Room	Main	11`10" x 10`1"
Living Room	Main	15`10" x 13`0"	Bonus Room	Upper	13`0" x 18`8"
Bedroom - Primary	Upper	17`7" x 13`0"	Walk-In Closet	Upper	16`8" x 4`8"
5pc Ensuite bath	Upper	10`8" x 9`4"	Bedroom	Upper	14`4" x 9`11"
Bedroom	Upper	12`11" x 12`8"	4pc Bathroom	Upper	4`11" x 8`10"
Laundry	Upper	6`10" x 9`8"	Game Room	Basement	22`2" x 21`10"

**4pc Bathroom
Furnace/Utility Room**

**Basement
Basement**

**7`3" x 8`5"
10`6" x 13`3"**

Bedroom

Basement

11`4" x 11`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1113368

Zoning:
R-1N

Remarks

Pub Rmks:

**** OPEN HOUSE 2:00PM TO 4:00PM SUNDAY 25 AUGUST ** Welcome to your dream home! Step into this spacious property with a fantastic open concept main floor, featuring a versatile office space or flex room with beautiful hardwood flooring throughout. The kitchen boasts stainless steel appliances, granite countertops, pot lights, ample cabinet space, a wide island, and a convenient double French door pantry for all your storage needs. Enjoy cozy evenings by the gas fireplace in the living room, bathed in natural sunlight from the large windows. Adjacent is the dining area, perfect for accommodating gatherings of any size, with easy access to the well-maintained deck and fully landscaped backyard, complete with decorative rock, grass, gravel, and mulch. Upstairs, you'll find a huge bonus room with a tray ceiling, abundant natural light, and a large window. The primary bedroom is a sanctuary with three large windows and a walk-in closet with a custom organizer system and mirror sliding doors leading to the ensuite bathroom, which features a double sink vanity, fully tiled standing shower with a clear glass enclosure, and a luxurious tub set beneath a huge window. Two additional spacious bedrooms both offer plenty of closet space and share a full bathroom. Plus, a convenient upper floor laundry room with side-by-side washer and dryer, ample space for extra storage, and a large window. The fully developed basement, crafted by Trico Homes with all necessary permits, features high ceilings and includes another large bedroom with a closet and large-sized windows, a huge living room, additional space perfect for a gym or storage, and a full bathroom. The basement also boasts a spacious utility room, which includes a water softener. Located on a cul-de-sac lot, this home is ideally situated near Beacon Hill, offering easy access to Costco, shopping, fitness centres, and more, as well as convenient routes to Sarcee Trail and Stoney Trail.**

Inclusions:
Property Listed By:

**N/A
RE/MAX Real Estate (Mountain View)**

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