

<u>DOM</u> **27**

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

3 (3)

2

2.5 (2 1)

3 Storey

27 SHERWOOD Lane, Calgary T3R1R7

Sewer:

Furnace/Utility Room

MLS®#: **A2159807** Area: **Sherwood** Listing **08/22/24** List Price: **\$500,000**

Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**

Date:

General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary

Year Built: 2014
Lot Information

Lot Sz Ar: **1,144 sqft**Lot Shape:

Access:

Lot Feat: Backs on to Park/Green Space, Environmental Reserve

Finished Floor Area

1,416

1.416

Abv Saft:

Low Sqft:

Ttl Sqft:

Park Feat: **Double Garage Attached, Tandem**

Utilities and Features

Roof: Asphalt Shingle Construction:

Heating: Forced Air, Natural Gas Asphalt, Composite Siding, Wood Frame

Flooring:

Ext Feat: Other Carpet, Ceramic Tile, Laminate

Water Source: Fnd/Bsmt:

Poured Concrete

10`1" x 3`0"

Kitchen Appl: Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer, Window Coverings

Int Feat: Kitchen Island.See Remarks

Lower

Utilities:

Room Information

Room Level **Dimensions** Room Level **Dimensions Living Room** Main 15`3" x 14`7" Kitchen Main 13`6" x 12`6" **Dining Room** Main 11`10" x 9`9" 2pc Bathroom Main 7`0" x 3`2" **Bedroom - Primary** Upper 12`2" x 11`5" 3pc Ensuite bath Upper 7`9" x 4`11" 9`3" x 9`0" 9`4" x 9`2" Bedroom Upper Bedroom Upper 4pc Bathroom Upper 8'9" x 4'11" Fover 8'2" x 3'11" Lower

Legal/Tax/Financial

Condo Fee:	Title:	Zoning:
\$298	Fee Simple	M-2
	Fee Freq:	
	Monthly	
Legal Desc:	1512093	
	Remarks	
Pub Rmks:	This beautiful 3-bedroom, 2.5-bath townhome is the perfect blend of comfort and convenience, nestled in a serene setting that backs onto a picturesque ravine. Imagine waking up to breathtaking views every day from your private back balcony, where you can savor your morning coffee in peace. The heart of this home is its spacious kitchen, complete with a large island bar—ideal for hosting family gatherings and entertaining guests. With a master bedroom featuring an ensuite and two additional well-sized bedrooms serviced by their own full washroom, there's plenty of room for everyone. Plus, the top-floor laundry adds an extra touch of convenience to your daily routine. Storage will never be an issue with the generous double tandem garage, offering ample space for all your belongings. Location is everything, and this home doesn't disappoint! Just minutes away, you'll find every amenity you could ever need—Walmart, Costco, H-Mart, Canadian Tire, gyms, and a variety of restaurants. You'll love the ease of having all your shopping and dining options within a 5-minute drive.Plus, with the newly completed Stoney Trail close by, you have immediate access to the entire city, making your commute and travel a breeze. Sherwood is a growing family neighbourhood with many schools, parks and amazing accessibility that's ready to welcome you home!	
Inclusions:	NA	
Property Listed By:	eXn Realty	

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