



THE
A-TEAM

**RE/MAX
FIRST**

159 SHERVIEW Grove, Calgary T3R 0Y4

MLS®#: **A2160936** Area: **Sherwood** Listing Date: **09/11/24** List Price: **\$810,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **3,379 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,955**
 Low Sqft:
 Ttl Sqft: **1,955**

DOM

8
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Level,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Window Coverings**
 Int Feat: **Bathroom Rough-in,Ceiling Fan(s),Central Vacuum,Chandelier,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`11"
Foyer	Main	7`7" x 7`4"
Living Room	Main	17`10" x 16`1"
4pc Ensuite bath	Second	4`11" x 8`3"
Bedroom	Second	10`7" x 15`9"
Laundry	Second	7`2" x 6`4"

Room	Level	Dimensions
Dining Room	Main	10`8" x 7`8"
Kitchen	Main	10`8" x 12`4"
4pc Bathroom	Second	4`11" x 8`11"
Bedroom	Second	10`7" x 12`11"
Family Room	Second	18`2" x 14`1"
Bedroom - Primary	Second	13`3" x 18`10"

Walk-In Closet

Second

6`9" x 8`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1512986

Zoning:
R-1N

Remarks

Pub Rmks:

PRIDE OF OWNERSHIP/ MODERN DESIGN / PRIME LOCATION. Welcome to a home that epitomizes modern design and luxurious living in the highly desirable Sherwood community. This home offers a total of 1,955 sqft of meticulously crafted living space, featuring 9 feet ceilings and high-end finishes throughout. As you enter, you'll be captivated by the open-concept layout, which showcases elegant hardwood flooring, recessed lighting and generous dining area. The gourmet kitchen, a chef's dream comes with its quartz countertops, island, ceiling-height cabinets, a gas cooktop, built in oven and microwave. Perfect for entertaining. The UPGRADED lighting adds a contemporary touch, while the shelving and ample storage in the pantry ensure functionality and style. The cozy living area is completed with shelving, a gas fireplace, and generous space for gatherings. This home also has a central vacuum installed and the upgraded 3 zoned furnace gives each floor its own temperature controls. You'll also see the 2pc bath situated near the foyer to maintain cleanliness and privacy. Upstairs, you'll be greeted by an open space perfect for a family/recreation area nestled between 3 bedrooms, a 4 piece bathroom (separate from the 4 pc ensuite!) and a laundry room! The primary room offers space for a king-sized bed and features a stunning en-suite. The walk-in closet is spaciouly designed with multiple levels of shelving, providing ample storage. Additional highlights include a well-equipped upper floor laundry room with shelving and quartz countertop sink. The basement is partially finished but still offers an easy way of renovating into a finished basement. If you're interested the seller can professionally build it out for an additional cost, with or without a kitchen! The separate entrance, rough-in bathroom and framed bedrooms make this an easy reno! The backyard is fenced, with a spacious patio and ample yard space. Located in the vibrant Sherwood community, you'll enjoy easy access to local amenities, schools, shopping centers, and major roadways. Close proximity to COSTCO, Walmart, McMahon Stadium, the University of Calgary, SAIT, Foothills Hospital, and more makes this location incredibly desirable. Don't miss this exceptional opportunity—schedule a viewing today with your favorite Realtor.

Inclusions:
Property Listed By:

None
Real Broker

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









159 Sherview Grove NW, Calgary, AB

Main Building: Total Exterior Area Above Grade 1955.47 sq ft



Main Floor
Exterior Area 828.00 sq ft

2nd Floor
Exterior Area 1120.91 sq ft

Basement (Below Grade)
Exterior Area 95.56 sq ft

0 5 10 ft

PREPARED 2024/08/22

Walls, windows and doors are shown in black. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

BiGUIDE