



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**104 SHERWOOD Square, Calgary T3J 0R9**

MLS®#: **A2161229**

Area: **Sherwood**

Listing Date: **08/30/24**

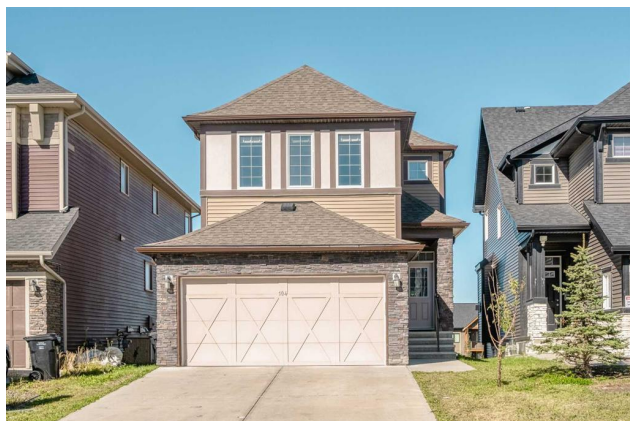
List Price: **\$735,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2014**

Lot Information

Lot Sz Ar: **3,692 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,805**  
Low Sqft:  
Ttl Sqft: **1,805**

DOM

**19**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Landscaped,Rectangular Lot,Sloped Down**  
Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bathroom Rough-in,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>10`1" x 9`7"</b>	<b>Family Room</b>	<b>Main</b>	<b>14`6" x 10`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`10" x 8`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 8`7"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>15`10" x 12`3"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`6" x 11`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 8`5"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`9" x 8`1"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**1312495**

Remarks

Pub Rmks: **\*\*OPEN HOUSE this SUN, Sept 22 (2:00 - 4:00 pm)\*\* Discover this 3 Beds, 2.5 Baths 2 Storey Walkout home, offering 1,805 sq. ft in the highly sought-after Sherwood community! | Freshly painted throughout | 9 feet High Ceiling on the Main Floor | Granite Countertops in the Kitchen | Double Attached & Insulated Garage | \*\*\*CHECK OUT THE 3D VIRTUAL TOUR\*\*\*| As you enter, you'll be greeted by 2-storey high ceiling and Gleaming Hardwood flooring throughout the main level. The main floor features one concept design with a spacious Kitchen, Family and Dining Room. The gourmet Kitchen is equipped with a centre island, Granite countertops with a raised eating bar, stainless steel appliances, stylish backsplash tiles, and a corner pantry. The Family Room with a gas fireplace and large windows and the good sized Dining room provides access to the Deck. A spacious Flex room near the entrance which can be used as a Den. Completing this level is a convenient Half bath with a Laundry room with storage space. Upstairs with a Large Bonus Room South exposure and bathed in natural light. The Master Bedroom offers great space, a 4 pc Ensuite and a walk-in closet. Two additional generously sized Bedrooms and a 4 pc Bath. The unfinished walkout Basement, with a bathroom rough-in, is ready for your personal touch, offering limitless potential! This house is located just a few minutes walk from playgrounds, transit, walking/biking trails, and close to schools, Beacon Hill Shopping Centre, Costco, Symons Valley Parkway Plaza, T&T, and Sage Hill Shopping Centre for all your daily needs. Convenient access to Stoney Trail, Beddington Trail, and Shaganappi Trail makes commuting a breeze. Come see this beautiful home today!**

Inclusions: **N/A**  
Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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

















