



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**446 SHERWOOD Place, Calgary T3R 0G3**

MLS®#: **A2161355**

Area: **Sherwood**

Listing Date: **08/29/24**

List Price: **\$729,777**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2010**

Lot Information

Lot Sz Ar: **5,145 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,882**  
Low Sqft:  
Ttl Sqft: **1,882**

DOM

**114**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Landscaped,Pie Shaped Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Granite Counters,Kitchen Island,Pantry**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`7" x 15`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`6" x 10`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`6" x 11`5"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>18`0" x 15`4"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 13`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`10" x 12`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`7" x 11`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>4pc Bathroom</b>	<b>Upper</b>	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0815453**

Zoning:  
**R-1N**

Remarks

Pub Rmks: **\* Open House on Saturday October 12th - 1:30 to 4:30 pm \*. Envision an elegant & a convenient lifestyle in this lavish 2-storey house, located in a cul-de-sac in the highly sought-after Sherwood community. With convenient access to the neighborhood and meticulous maintenance, this home checks all the boxes and more! Stylish finishes complement the exciting and functional design of this stunning house. The main floor is spacious and open with 9 ft. ceilings and beautiful hardwood flooring in the foyer, leading directly into the main area of the house . The kitchen being the focal point of the house, features top-of-the-line stainless steel appliances, including a stainless steel refrigerator, a gas stove, a chimney hood fan, stylish backsplash tile, granite counters, and a large corner pantry. The great room boasts a cozy gas fireplace, and large windows that flood the space with natural light during the day. The spacious dining area has a door that opens to the large deck and a huge backyard, which is a rare find these days especially in the newer homes. Upstairs, you'll find a massive bonus room with vaulted ceilings, perfect for kids to study, play, watch TV, and enjoy. This level also includes three spacious bedrooms, one of which is the primary bedroom, featuring a big walk-in closet and a spa-like ensuite. The two additional bedrooms are generously sized and perfect for the family. Plenty of extra parking options available besides the median in the cul de sac. Basement is unfinished but ready for being developed according to your own specific needs. Another advantage is that it is located in the highly sought-after "Sir Winston Churchill" school district. There is a bus stop across the cul de sac. This perfect location is just minutes from all the major roadways, some of the best designated schools, recreational and shopping centres, Walmart, Tim Hortons, major bus routes, playgrounds, and much more. You are only one viewing away from the house you have been waiting for !**

Inclusions:  
Property Listed By: **N/A**  
**RE/MAX Complete Realty**

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

















