

114 SHERWOOD Mount, Calgary T3R 0G5

MLS®#: **A2161576** Area: **Sherwood** Listing **09/01/24** List Price: **\$835,000**
 Status: **Active** County: **Calgary** Change: **-\$25k, 17-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **4,241 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Irregular Lot,Landscaped,Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,319**
 Low Sqft:
 Ttl Sqft: **2,319**

DOM

17
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Fireplace(s),Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Soaking Tub,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	8`1" x 2`11"	Bedroom	Main	18`0" x 16`5"
Breakfast Nook	Main	12`1" x 6`9"	Kitchen	Main	12`2" x 12`8"
Laundry	Main	8`4" x 6`7"	Living Room	Main	14`8" x 12`0"
4pc Bathroom	Second	10`0" x 4`11"	5pc Ensuite bath	Second	9`3" x 8`10"
Bedroom	Second	11`0" x 11`7"	Bedroom	Second	10`0" x 9`11"
Bonus Room	Second	18`0" x 16`6"	Bedroom - Primary	Second	15`6" x 13`1"
Walk-In Closet	Second	9`3" x 5`0"	4pc Bathroom	Basement	5`6" x 7`7"

Bedroom
Game Room

Basement
Basement

10`11" x 9`0"
15`6" x 15`4"

Flex Space
Other
Legal/Tax/Financial

Basement
Basement

8`3" x 7`1"
10`6" x 10`7"

Title:
Fee Simple
Legal Desc:

0815453

Zoning:
R-1N

Remarks

Pub Rmks:

Welcome to family friendly Sherwood! This Air-Conditioned home offers a unique opportunity to have a separate space for extended family, movie buffs or a private office for working from home. Built against a green space you will love the wildflowers in the spring. There is an interior stairwell entry from the garage to the main home or into a newly built second bonus room/bedroom over the garage & brand new finished basement. Entering the front door the home is immediately welcoming with space for guests to enter. You will notice the beautiful dark maple hardwood on the stairs and continues through the main and upper floor, this pet free home is perfect for those with allergies. The kitchen is a chef's delight with a newer gas stove, microwave hood cover, full height dark maple cabinetry with stainless Steel door pulls, ample counter space, glass tile backsplash, eat up island with inset wine rack & modern white quartz. The lighting has all been upgraded to add style and design elements to the main floor. The family room is a cozy place to relax in front of the beautiful white tile surround gas fireplace with built in shelving. The dining room looks out onto the escarpment with no neighbors behind, a perfectly private place to entertain. Through the main floor laundry, you will find an amazing room that can be a bedroom, Movie Room, home office or separate living space for extended family with access to the fully finished basement and lower guest bedroom & modern 3-piece bath. Upstairs the primary suite offers ultimate relaxation with a vaulted ceiling transom window over the bed to allow the sun to shine in as well as 2 large picture windows looking out into your private back yard. The ensuite bath has dual sinks, a corner soaker tub and glass tile shower and the walk-in closet is a generous size. Your littles will love their bedrooms adjacent to each other & next to the main 4-piece bath. The bonus room on this level has a vaulted ceiling with pot lights & generous windows overlooking the front street. Some other upgrades to note are new elongated bowl dual flush toilets, 1 year old hot water tank & new faucets & taps throughout, & a newer washer/dryer with a larger load capacity. Located close to Beacon Hill Regional shopping center with restaurants, Starbucks, Costco, Home Depot & specialty shops including H Mart Asian Grocery & Paris Baguette to name a few. Don't wait to make this posh home your own!

Inclusions:
Property Listed By:

N/A
Century 21 Bamber Realty LTD.

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













