



THE
A-TEAM

**RE/MAX
FIRST**

9 SHERWOOD Street, Calgary T3R 0P2

MLS®#: **A2162039**

Area: **Sherwood**

Listing Date: **09/06/24**

List Price: **\$879,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **2,316**
Low Sqft:
Ttl Sqft: **2,316**

Lot Information

Lot Sz Ar: **553 sqft**
Lot Shape: **15.36x9.23x25.24x10.94x36.34**

Access:

Lot Feat: **Corner Lot**
Park Feat: **Triple Garage Attached**

DOM

13
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey Split**

Parking

Ttl Park: **6**
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Electric,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Playground**

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

Kitchen Appl: **Built-In Oven,Built-In Range,Built-In Refrigerator,Dishwasher,Dryer,Electric Stove,ENERGY STAR Qualified Appliances,Garage Control(s),Microwave,Washer**
Int Feat: **Chandelier,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	6`6" x 10`1"
Living Room	Main	14`1" x 15`7"
Kitchen	Main	12`11" x 14`9"
2pc Bathroom	Main	7`2" x 3`0"
Other	Main	13`9" x 9`10"
5pc Ensuite bath	Second	8`11" x 9`4"
Bedroom	Second	9`11" x 11`2"

Room	Level	Dimensions
Office	Main	12`3" x 9`8"
Dining Room	Main	12`11" x 9`10"
Laundry	Main	7`3" x 11`5"
Pantry	Main	5`1" x 5`4"
Bedroom - Primary	Second	12`7" x 13`11"
Walk-In Closet	Second	10`0" x 4`10"
4pc Bathroom	Second	5`4" x 8`1"

Bedroom	Second	10`0" x 11`11"	Bonus Room Legal/Tax/Financial	Second	19`11" x 12`5"
----------------	---------------	-----------------------	--	---------------	-----------------------

Title: **Fee Simple** Zoning: **T3R OP2**
 Legal Desc: **1212429**

Remarks

Pub Rmks: **Amazing Location! This Beautiful 3 bedroom house is in the desire community of Sherwood! Stunning 2316 sqft 2-storey 3 garage custom home at Corner Lot, Total more than 3300 sqft. The house is only one owner living in of two old couple, no pets, no smoking, maintenance is very good, just like the feeling of entering a new house, and there have been a lot of upgrades in recent years. The house comes a LUXURY, beautiful and spacious two Storey 3 BED/3 BATH/3 Garage detached home with a HIGH CEILING and OVERSIZED WINDOW. Across two floors from top to bottom huge FLOOR TO CEILING windows and Equipped with professional custom advanced curtains, made this home is charming and impeccably furnished. There are 3 garages, and can be entered directly into the backyard. This bright, open home, you are greeted with a staircase and a beautiful formal living room and dining room, with rich PROFESSIONALLY hardwood flooring. The upper level, There is a large master bedroom with 5 piece ensuite and walk-in clothes, It also have 2 other good-sized bedrooms share a spacious 4 piece main bathroom. And also a bonus area(Another bright, wide, versatile family room) on the second floor with a full window across the street is a View scenery for playground for children laugh and play. Wide kitchen and bright center Kitchen Island, modern furniture household electrical appliances; is convenient for you to cook delicious here. The kitchen and family room bring a wide and bright activity space for your family. also have 2023 new Furnace. the captivating look of this house boasts impeccable finishes, and it is located close to major highways, an ideal house in a highly sought-after, family-oriented, tight-knit, and peaceful NW community to call home. This house is in very close proximity to schools, walking paths, shopping centres, and playgrounds; all this and more make this one the ideal home for your growing family. Park, Playground, Schools Nearby, Shopping Nearby, Just a few minutes away from green space, walking pathways, Convenient to the two major shopping which in the north and south, Few minutes to T&T superstore, Walmart(north), COSTCO, HomeDepot(south), and Also Canadian Tire, Banking, coffee shops, restaurants and other amenities close by. Easy access to public transportation. ABSOLUTE BEST OPPORTUNITY! Book your SHOWING TODAY! Contact me now to Book your private viewing appointment today!**

Inclusions: **N/A**
 Property Listed By: **Homecare Realty Ltd.**

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













