



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**41 SHERWOOD Heights, Calgary T3R 0L3**

MLS®#: **A2162202**      Area: **Sherwood**      Listing Date: **09/03/24**      List Price: **\$815,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2014**      Abv Sqft: **2,038**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **4,542 sqft**      Ttl Sqft: **2,038**  
 Lot Shape:

DOM

**15**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Cul-De-Sac**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding**  
 Heating: **Fireplace(s),Forced Air**      Flooring: **Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Water Heater,Microwave,Range,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Granite Counters,High Ceilings**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`11" x 15`9"	Dining Room	Main	10`0" x 11`9"
Kitchen With Eating Area	Main	11`6" x 9`11"	Mud Room	Main	7`0" x 5`0"
2pc Bathroom	Main	6`11" x 5`0"	Den	Main	6`11" x 6`5"
Entrance	Main	4`7" x 8`7"	5pc Ensuite bath	Upper	11`11" x 9`7"
Bedroom - Primary	Upper	13`0" x 11`11"	Walk-In Closet	Upper	4`1" x 6`3"
Laundry	Upper	5`8" x 4`1"	Bedroom	Upper	10`8" x 10`3"
Bedroom	Upper	10`8" x 10`0"	Bonus Room	Upper	18`0" x 15`9"

Furnace/Utility Room  
Game Room  
Bedroom

Basement  
Basement  
Basement

10`11" x 13`9"  
17`7" x 12`11"  
12`9" x 11`2"

Flex Space  
3pc Bathroom

Basement  
Basement

7`7" x 10`11"  
7`3" x 8`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1113368**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**Hey, Welcome to this super cute, south-facing 3 bedroom, 3.5 bath home, sitting pretty in a peaceful Sherwood cul-de-sac! With 2038 sq. ft. and thoughtful upgrades, it's the perfect spot to call home. On the main floor, you'll find a cozy office space, ideal for working from home or studying, and a spacious living room with a dreamy fireplace for those relaxing nights in. The dining room flows right into a private, fully fenced backyard — perfect for BBQs, outdoor hangs, or even some gardening magic! The kitchen? A total chef's paradise! High-end stainless steel appliances, gorgeous quartz countertops, chic light fixtures, and pot lights set the vibe. Plus, there's a walk-in pantry to keep everything organized! Upstairs, there's a cozy carpeted area with a versatile bonus room, two big bedrooms, and a full bathroom. The primary suite? Total luxury, with a spa-like 5-piece ensuite and a walk-in closet you'll love! The fully finished basement is perfect for entertaining, with a spacious living area and a fab wet bar! There's also an extra bedroom and a full bath for guests or family members. Oh, and did I mention it has air conditioning? Huge win! Nestled in a quiet corner of the cul-de-sac, this place is all about privacy. And it's just 5 minutes away from Beacon Hill for all your shopping and dining needs, with easy access to Stoney Trail and Sarcee Trail for stress-free commuting. Don't miss this rare chance to experience stylish, comfortable living in Sherwood! Schedule your viewing today and buy this beautiful home!**

Inclusions:  
Property Listed By:

**None**  
**Keller Williams BOLD Realty**

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





















