



THE
A-TEAM

**RE/MAX
FIRST**

57 SHERWOOD Lane, Calgary T3R 1R7

MLS® #: **A2162733**

Area: **Sherwood**

Listing Date: **09/04/24**

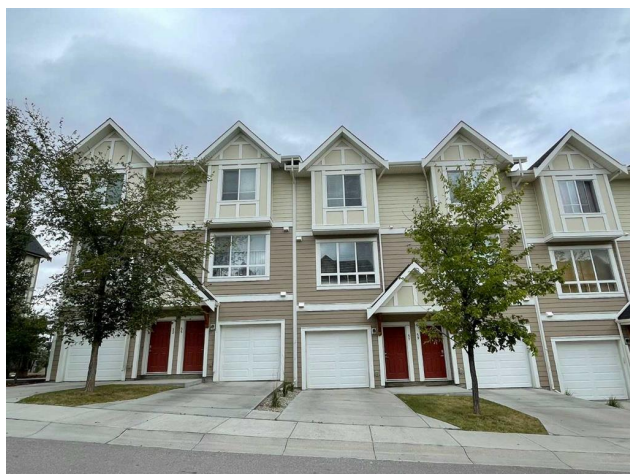
List Price: **\$539,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2015**

Finished Floor Area
Abv Sqft: **1,353**
Low Sqft:
Ttl Sqft: **1,353**

DOM

14
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **Townhouse**

Lot Information

Lot Sz Ar: **1,065 sqft**
Lot Shape:

Parking
Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot, Sloped, Views**
Park Feat: **Double Garage Attached, Insulated, Tandem**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony, Playground**

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

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters**
Utilities:

Room Information

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

Furnace/Utility Room

Lower

3`0" x 7`1"

Entrance
Legal/Tax/Financial

Lower

3`11" x 7`5"

Condo Fee:
\$286

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1512093**

Remarks

Pub Rmks:

Location, Location, Location! You'll fall in love with this property! An incredible opportunity to own a stunning 2-bedroom townhome in the highly sought-after Timbers Complex, nestled in the prestigious community of Sherwood. This bright and spacious 3-storey home backs onto a serene Environmental Ravine, offering breathtaking views from every level. A true RARE GEM you don't want to miss! Featuring an open-concept, well-designed floor plan with 9ft knock-down ceilings, this home is built for modern living. The stylish kitchen boasts quartz countertops, upgraded full-height cabinetry, soft-close drawers, a massive quartz island, a sleek subway tile backsplash, and stainless steel appliances, including a gas stove and built-in Panasonic microwave. The main floor, bathed in natural light, is ideal for entertaining. Contemporary laminate flooring runs throughout the living room, dining room, kitchen, and powder room. Step out onto the private balcony, where you can enjoy stunning ravine views while grilling on the BBQ, complete with a natural gas hookup. Upstairs, you'll find two generously sized bedrooms, each with double closets. The master suite features a luxurious ensuite with quartz-topped double vanities and a walk-in shower. A second full bathroom with quartz counters and a convenient laundry area with Whirlpool washer/dryer complete the upper floor. The home offers plenty of parking with a double tandem attached garage, extra storage space, and a full-sized driveway—ideal for multiple vehicles. You'll love the covered patio and yard that opens up to the peaceful ravine. Sherwood offers a welcoming community atmosphere with green spaces, benches, and walkable access to Blessed Marie-Rose School (K-9), transit, parks, playgrounds, and bike paths. Plus, you're just minutes away from top-notch amenities, including shopping, restaurants, cafes, and recreational facilities. With easy access to major roadways like Stoney Trail, Sarcee Trail, Shaganappi Trail, and Country Hills Blvd, this location has it all! Don't let this amazing opportunity slip away—make this incredible townhome yours today!

Inclusions:
Property Listed By: **TrustPro Realty**

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