



THE
A-TEAM

**RE/MAX
FIRST**

157 SHERWOOD Circle, Calgary T3R 1R7

MLS®#: **A2162831**

Area: **Sherwood**

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

List Price: **\$765,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar: **4,101 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,914**
Low Sqft:
Ttl Sqft: **1,914**

DOM

12
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),High Ceilings,Kitchen Island,Open Floorplan,Pantry,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	17`0" x 11`8"
Living Room	Main	15`8" x 14`3"
Laundry	Main	8`5" x 6`0"
Bedroom - Primary	Upper	13`11" x 12`10"
Bedroom	Upper	11`8" x 9`0"
2pc Bathroom	Main	
4pc Ensuite bath	Upper	

Room	Level	Dimensions
Dining Room	Main	11`7" x 5`0"
Bonus Room	Upper	17`11" x 15`2"
Foyer	Main	11`9" x 10`3"
Bedroom	Upper	11`8" x 8`11"
Walk-In Closet	Upper	6`4" x 5`6"
4pc Bathroom	Upper	

Title:	Zoning:
Fee Simple	R-1N
Legal Desc:	0511473

Remarks

Pub Rmks:	This beautifully maintained two-storey home is nestled in the heart of Sherwood on a peaceful street, across from the park. Offering 3 bedrooms and 2.5 bathrooms, this residence combines comfort and elegance. As you step inside, a grand open-to-above foyer greets you, leading to a main floor adorned with stunning hardwood flooring. The kitchen boasts a spacious walk-in pantry, granite countertops, and a large breakfast nook, perfect for casual dining. The living room features a cozy gas fireplace and plenty of seating space, ideal for relaxing or entertaining guests. Upstairs, discover a generous bonus room with French doors that open to a sizable balcony, providing picturesque views of the park. The upper level also includes three well-appointed bedrooms, a full bathroom, and a luxurious ensuite off the master bedroom. Additional highlights include a large outdoor deck, granite countertops in the kitchen and master ensuite, and beautiful hardwood floors throughout the main floor. This home is meticulously maintained. Don't miss this opportunity to own a stunning home in a prime location.
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Inclusions:	NA
Property Listed By:	Real Broker

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