



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**212 SHERWOOD Rise, Calgary T3R 1P7**

MLS®#: **A2162834**      Area: **Sherwood**      Listing Date: **09/09/24**      List Price: **\$1,179,900**  
 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: **2010**      Abv Sqft: **2,839**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **7,470 sqft**      Ttl Sqft: **2,839**  
 Lot Shape: **40 x 137**

DOM

**72**  
Layout  
 Beds: **6 (3 3 )**  
 Baths: **4.5 (4 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard,Cul-De-Sac,Garden,Landscaped**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air**      Flooring: **Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Garden,Playground,Private Entrance,Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer**  
 Int Feat: **No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	15`6" x 13`0"	Bedroom	Upper	15`0" x 13`6"
Bedroom	Upper	12`0" x 10`0"	Bedroom	Basement	11`0" x 110`0"
Bedroom	Basement	14`0" x 14`0"	Bedroom	Basement	12`0" x 11`0"
5pc Ensuite bath	Upper	11`0" x 11`0"	4pc Ensuite bath	Upper	10`0" x 5`6"
4pc Bathroom	Upper	10`0" x 5`0"	2pc Bathroom	Main	10`0" x 5`0"
4pc Bathroom	Basement	10`0" x 5`0"	Living Room	Main	20`0" x 11`0"
Family Room	Main	14`0" x 12`0"	Dining Room	Main	13`0" x 10`0"
Kitchen	Main	14`0" x 10`0"	Den	Main	10`0" x 10`0"
Family Room	Upper	12`0" x 11`0"	Laundry	Main	10`0" x 7`0"
Other	Basement	8`0" x 7`6"	Furnace/Utility Room	Basement	14`0" x 12`0"

**Great Room**

**Basement**

**18`0" x 18`0"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**0813103**

Zoning:

**R-1**

Remarks

Pub Rmks:

**Welcome to this beautifully landscaped property in the Sherwood Community, where over \$90,000.00 has been invested to create a stunning outdoor space of this property. This expansive two-story home offers more than 2,800 SqFt (over 4000 sqft., total finished space) of elegant living, including a walkout finished basement that adds extra versatility to the property. Two luxurious master bedrooms, perfect for ultimate comfort and privacy, total six bedrooms (4 upstairs & 2 at the basement), and 4 full & 1 half washrooms . Own private balcony with breathtaking views of the hills, perfect for enjoying serene sunsets and picturesque scenery. A spacious and inviting living room and family room, ideal for entertaining and family gatherings. A well-designed kitchen with modern appliances and ample counter space, perfect for culinary enthusiasts. Fully finished walkout basement featuring a stylish wet bar, making it an ideal space for hosting guests or enjoying a quiet evening. Conveniently located near Beacon Hill Shopping Centre for all your retail and dining needs, Costco, bricks, all major banks, restaurants, so on.... This property is a rare find, combining sophisticated design with practical features in a highly desirable location. Don't miss the opportunity to make this extraordinary house your new home.**

Inclusions:

**0**

Property Listed By:

**CIR Realty**

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























