



THE
A-TEAM

**RE/MAX
FIRST**

67 SHERWOOD Common, Calgary T3R 1P8

MLS®#: **A2168756**

Area: **Sherwood**

Listing Date: **09/26/24**

List Price: **\$810,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 13-Oct**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **5,457 sqft**
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **2,523**
Low Sqft:
Ttl Sqft: **2,523**

DOM

26
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **8**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer**
Int Feat: **Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions |
|------------------|--------|---------------|
| Family Room | Main | 14`5" x 14`6" |
| Living Room | Main | 12`7" x 11`1" |
| Nook | Main | 16`7" x 7`8" |
| 2pc Bathroom | Main | 4`9" x 6`10" |
| Bedroom | Second | 9`3" x 12`9" |
| Bedroom | Second | 10`8" x 10`4" |
| 4pc Ensuite bath | Second | 12`5" x 8`8" |

| Room | Level | Dimensions |
|-------------------|--------|---------------|
| Kitchen | Main | 14`6" x 10`6" |
| Office | Main | 12`4" x 10`7" |
| Dining Room | Main | 13`0" x 8`5" |
| Bedroom - Primary | Second | 25`4" x 14`8" |
| Bedroom | Second | 9`3" x 12`4" |
| Bonus Room | Second | 11`7" x 9`11" |
| 4pc Bathroom | Second | 10`4" x 5`0" |

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0412848

Remarks

Pub Rmks: **This spacious 2,500 sqft home in Sherwood is perfect for a growing family! With a total of 4 bedrooms, it offers plenty of space and comfort. The main floor boasts 1,200 sqft of living space, featuring high ceilings, an open-to-above design, and a bright, open-concept kitchen and family room—perfect for gatherings. Additionally, there's a private office, ideal for a home workspace or easily convertible into a fifth bedroom if needed. Upstairs, the 1,330 sqft upper floor includes a large bonus room, perfect for family time, along with a generous primary suite complete with a luxurious ensuite bathroom. The partially finished basement offers even more potential, with the possibility for 3 additional bedrooms, a media room, and another bathroom, giving you room to expand and customize. Out back, you'll love soaking up the sun in the south-facing sunroom or enjoying the serene backyard. With some minor updates, this home has immense potential. Located conveniently near shops like Costco, Home Depot, and Starbucks, this property combines comfort with convenience!**

Inclusions:
Property Listed By: **None**
First Place Realty

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











