

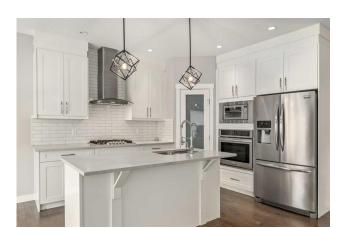
## 159 SHERVIEW Grove, Calgary T3R 0Y4

**Utilities:** 

10/02/24 List Price: \$789,900 MLS®#: A2169957 Area: Sherwood Listing

Status: Active Calgary County: Change: -\$10k, 04-Nov Association: Fort McMurray

Date:



**General Information** 

Prop Type: Sub Type: Detached City/Town: Calgary

Year Built: 2017 Lot Information

Lot Sz Ar: Lot Shape: Residential

Finished Floor Area Abv Saft:

Low Sqft:

3,379 sqft Ttl Sqft: 1,955

1,955

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u>

80

Ttl Park: 4 2 Garage Sz:

3 (3)

2.5 (2 1)

2 Storey

Access:

Lot Feat: Back Yard, Level, Rectangular Lot Park Feat:

**Double Garage Attached** 

## Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Zoned Stone, Vinyl Siding Sewer: Flooring:

Ext Feat: Other Carpet, Ceramic Tile, Hardwood

Water Source: Fnd/Bsmt: **Poured Concrete** 

Kitchen Appl: Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings

Int Feat: Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed

**Lighting, Separate Entrance** 

Room Information

Level Room Level Dimensions Dimensions Room **Dining Room** 10`8" x 7`8" 2pc Bathroom Main 4`11" x 5`11" Main Foyer Main 7`7" x 7`4" Kitchen Main 10`8" x 12`4" 17`10" x 16`1" **Living Room** Main 4pc Bathroom Second 4`11" x 8`11" 4pc Ensuite bath 4`11" x 8`3" **Bedroom** 10`7" x 12`11" Second Second **Bedroom** Second 10`7" x 15`9" **Family Room** Second 18`2" x 14`1" Laundry Second 7`2" x 6`4" **Bedroom - Primary** Second 13`3" x 18`10" Walk-In Closet Second 6`9" x 8`1"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: **1512986** 

Remarks

Pub Rmks:

PRIDE OF OWNERSHIP/ MODERN DESIGN / PRIME LOCATION. Welcome to a home that epitomizes modern design and luxurious living in the highly desirable Sherwood community. This home offers a total of 1,955 sqft of meticulously crafted living space, featuring 9 feet ceilings and high-end finishes throughout. As you enter, you'll be captivated by the open-concept layout, which showcases elegant hardwood flooring, recessed lighting and generous dining area. The gourmet kitchen, a chef's dream comes with its quartz countertops, island, ceiling-height cabinets, a gas cooktop, built in oven and microwave. Perfect for entertaining. The UPGRADED lighting adds a contemporary touch, while the shelving and ample storage in the pantry ensure functionality and style. The cozy living area is completed with shelving, a gas fireplace, and generous space for gatherings. This home also has a central vacuum installed and the upgraded 3 zoned furnace gives each floor its own temperature controls. You'll also see the 2pc bath situated near the foyer to maintain cleanliness and privacy. Upstairs, you'll be greeted by an open space perfect for a family/recreation area nestled between 3 bedrooms, a 4 piece bathroom (separate from the 4 pc ensuite!) and a laundry room! The primary room offers space for a king-sized bed and features a stunning en-suite. The walk-in closet is spaciously designed with multiple levels of shelving, providing ample storage. Additional highlights include a well-equipped upper floor laundry room with shelving and quartz countertop sink. The basement is partially finished but still offers an easy way of renovating into a finished basement. If you're interested the seller can professionally build it out for an additional cost, with or without a kitchen! The separate entrance, rough-in bathroom and framed bedrooms make this an easy reno! The backyard is fenced, with a spacious patio and ample yard space. Located in the vibrant Sherwood community, you'll enjoy easy access to local amenities, schools, shopping centers, an

Inclusions:
Property Listed By:

None Real Broker

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





