



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**86 SHERVIEW Heights, Calgary T3R 0Y8**

MLS®#: **A2170360**      Area: **Sherwood**      Listing **10/02/24**      List Price: **\$815,000**  
 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: **2017**      Abv Sqft: **2,545**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **4,628 sqft**      Ttl Sqft: **2,545**  
 Lot Shape:

DOM

**27**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Level**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone,Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**  
 Int Feat: **Built-in Features,Kitchen Island,Pantry,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	27`11" x 23`3"	Den	Main	26`7" x 33`2"
Mud Room	Main	29`10" x 27`11"	2pc Bathroom	Main	18`4" x 13`6"
Pantry	Main	24`7" x 17`9"	Dining Room	Main	41`0" x 29`10"
Living Room	Main	47`11" x 46`3"	Kitchen With Eating Area	Main	43`0" x 37`9"
Laundry	Upper	21`0" x 17`1"	Bedroom	Upper	29`10" x 43`0"
Bedroom	Upper	32`6" x 43`8"	Bonus Room	Upper	48`3" x 47`11"
Bedroom	Upper	36`5" x 36`1"	5pc Bathroom	Upper	24`7" x 36`5"

Bedroom - Primary  
5pc Ensuite bath  
4pc Bathroom  
Game Room

Upper  
Upper  
Lower  
Lower

47`7" x 49`6"  
34`9" x 39`8"  
13`6" x 27`11"  
65`0" x 40`8"

Walk-In Closet  
Storage  
Bedroom  
Media Room

Upper  
Lower  
Lower  
Lower

40`0" x 19`4"  
29`10" x 54`6"  
48`3" x 35`9"  
43`0" x 46`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1512986**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**WEST FACING BACKYARD - COMPOSITE DECKING - OPEN FLOOR PLAN - 5 BEDROOMS - 5 BURNER GAS STOVE TOP LARGE WALK IN PANTRY - HOME OFFICE - SECOND FLOOR LAUNDRY - DOUBLE ATTACHED GARAGE** This spacious 2,545 square foot home has so many great rooms for the whole family to enjoy. Walk into an entrance way with high ceilings and views to the west facing kitchen. Work from home in your spacious front office that has doors for privacy. In the kitchen you can prep and cook with ease as the flow is perfect. Enjoy a 5 burner gas stove top, wall oven and microwave and clean up with a central vacuum toe kick! This open concept kitchen also has a great area for dining and lounging in a spacious great room with a gas fireplace. Walk out onto the west facing back deck which has zero maintenance with its composite decking. Store all of your backyard tools in the great shed. Back in the house on the upper level you will find a spacious great room, 3 bedrooms and a large second bathroom perfect for the kids to share. Step into the primary bedroom and find a large walk in closet, vaulted ceilings and a beautiful ensuite with double vanities. In the fully developed basement you will find another bedroom and full bath with heated floors, full rec room area that has enough space for all of your entertaining needs. The furnace room offers tons of storage. Park with ease in the insulated double car garage that has entrance to a mudroom with tons of closet space and a 2 piece bathroom.

Inclusions:  
Property Listed By:

**N/A**  
**First Place Realty**

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

















