



THE
A-TEAM

**RE/MAX
FIRST**

48 SHERWOOD Gate, Calgary T3R0N9

MLS®#: **A2173509**

Area: **Sherwood**

Listing Date: **10/17/24**

List Price: **\$699,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2014**
Lot Information
Lot Sz Ar: **4,854 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,023**
Low Sqft:
Ttl Sqft: **2,023**

DOM

11
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached, Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **BBQ gas line, Private Yard**

Construction: **Stone, Vinyl Siding**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **Chandelier, Granite Counters, High Ceilings, Kitchen Island, Smart Home, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`0" x 9`11"
Kitchen With Eating Area	Main	12`2" x 10`5"
2pc Bathroom	Main	4`11" x 4`11"
Bonus Room	Second	17`0" x 12`3"
6pc Ensuite bath	Second	11`7" x 8`10"
Bedroom	Second	11`6" x 9`6"
4pc Bathroom	Second	8`6" x 4`11"

Room	Level	Dimensions
Dining Room	Main	9`11" x 8`6"
Family Room	Main	16`2" x 13`1"
Pantry	Main	3`11" x 3`11"
Bedroom - Primary	Second	15`5" x 11`1"
Walk-In Closet	Second	6`3" x 5`9"
Bedroom	Second	12`6" x 9`5"

Title: **Fee Simple**
Legal Desc: **1212429**

Zoning: **R-G**

Remarks

Pub Rmks: **** Open House - Saturday & Sunday 1PM - 4PM. Welcome to this charming residence in the heart of northwest Calgary, where comfort and convenience harmoniously blend. This delightful home features three spacious bedrooms and two and a half bathrooms, including a luxurious six-piece ensuite and a well-appointed four-piece bathroom. As you enter, you'll discover a cozy living room, perfect for unwinding with family and friends, complemented by a dining room and a family room that offer ample space for gatherings. The chef's kitchen is outfitted with premium stainless steel appliances, including a refrigerator, electric stove, and microwave, making meal prep a pleasure. The family room, warmed by a gas fireplace, creates an inviting setting for cozy evenings together. Upstairs, you'll find three generously sized bedrooms along with a sunlit bonus room, perfect for play or relaxation. Nestled in a vibrant neighborhood, this home is just a short stroll from community playgrounds and convenient amenities, such as the nearby T&T Supermarket for all your grocery needs. With plenty of parking and a spacious outdoor area ideal for gardening or outdoor activities, this property offers a tranquil retreat in a well-established community. It's more than just a house; it's a place to call home, where cherished memories are made and life's simple pleasures are celebrated.**

Inclusions: **n/a**
Property Listed By: **RE/MAX iRealty Innovations**

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









