



THE
A-TEAM

**RE/MAX
FIRST**

111 SHERVIEW Grove, Calgary T3R 0Y4

MLS®#: **A2173646** Area: **Sherwood** Listing **10/18/24** List Price: **\$924,900**
 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: **2016** Abv Sqft: **2,558**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,788 sqft** Ttl Sqft: **2,558**
 Lot Shape:

DOM

11
Layout
 Beds: **5 (3 2)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick, Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer/Dryer**
 Int Feat: **Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`4" x 18`5"	Kitchen	Main	12`9" x 12`1"
Dining Room	Main	12`9" x 8`5"	Den	Main	12`4" x 9`0"
2pc Bathroom	Main		Bedroom - Primary	Upper	15`9" x 14`8"
5pc Ensuite bath	Upper		Bedroom	Upper	12`11" x 9`10"
4pc Ensuite bath	Upper		Bedroom	Upper	16`7" x 10`1"
4pc Bathroom	Upper		Bonus Room	Upper	20`11" x 11`11"
Game Room	Basement	25`9" x 17`9"	Bedroom	Basement	9`9" x 9`10"

Bedroom	Basement	9`9" x 9`5"	4pc Bathroom Legal/Tax/Financial	Basement
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Title: Fee Simple Legal Desc:	Zoning: R-G 1512986
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Remarks

Pub Rmks: **5 BEDROOMS + DEN | 4.5 BATHROOMS (Three ensuites) | FULLY FINISHED BASEMENT WITH WET BAR | EXTENSIVE UPGRADES | Welcome to this magnificent home in the highly sought-after community of Sherwood, offering over 3,400 sq. ft. of meticulously designed and fully developed living space! As you step through the front door, you'll be greeted by open to below ceiling and a stunning open-riser staircase, creating an immediate sense of elegance and grandeur. Every corner of this home has been thoughtfully designed, blending contemporary style with functionality, making it perfect for both family living and entertaining. The heart of the home is the breathtaking kitchen, sure to inspire your inner chef. It features stylish two-tone cabinetry, sleek quartz countertops, and top-of-the-line stainless steel appliances. The gorgeous feature ceiling with modern pendant lighting adds a designer touch, while the large walkthrough pantry provides ample storage space, making meal prep a breeze. The kitchen flows into a generous dining area, which overlooks and provides access to a private backyard—perfect for hosting dinners or enjoying a peaceful evening outdoors. Adjacent to the dining area is a cozy living room, where you can unwind by the inviting fireplace. On the main floor, you'll also find a versatile den, ideal for a home office or study, a thoughtfully designed mudroom with custom built-ins for organization, and a convenient half bath. The layout on this level is perfect for today's modern lifestyle, offering both open spaces and private retreats. As you ascend the staircase, the second floor reveals a luxurious master retreat that is truly a sanctuary. It features a spacious walk-in closet and a spa-like 5-piece ensuite, complete with a deep soaking tub, separate shower, and dual vanities, providing the perfect space to relax and recharge. The second floor also offers a bright and airy bonus room with an elegant coffered ceiling, ideal for family movie nights or a children's play area. Two additional well-sized bedrooms are also located on this level, one of which features its own private ensuite—perfect for guests or a growing family. An additional 4-piece main bathroom and a convenient laundry room complete the upper floor. The fully finished basement offers even more living space and is designed with entertainment in mind. It features a stylish wet bar, perfect for hosting game nights or casual gatherings, along with two additional bedrooms and a 4-piece bathroom. This versatile lower level provides ample space for a guest suite, home gym, or play area. Throughout the home, you'll find impeccable craftsmanship and attention to detail. From the contemporary finishes to the thoughtfully designed layout, this home truly stands out. Whether you're relaxing with family, hosting friends, or enjoying quiet moments in the serene backyard, this stunning Sherwood property offers a lifestyle of comfort and luxury that is second to none. This home also has A/C installed!**

Inclusions:
Property Listed By: **N/A**
RE/MAX Real Estate (Central)

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













