



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**558 SHERWOOD Boulevard, Calgary T3R 0R7**

MLS®#: **A2173873**

Area: **Sherwood**

Listing Date: **10/18/24**

List Price: **\$929,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2015**  
Lot Information  
Lot Sz Ar: **4,876 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,248**  
Low Sqft:  
Ttl Sqft: **2,248**

DOM

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

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Landscaped,Level**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony,Lighting,Playground,Private Yard**

Construction: **Asphalt,Brick,Shingle Siding**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Microwave,Refrigerator,Wine Refrigerator**  
Int Feat: **Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Storage,Walk-In Closet(s),Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`7" x 6`8"
Mud Room	Main	5`7" x 5`4"
Living Room	Main	15`5" x 12`1"
Dining Room	Main	11`1" x 12`11"
Bonus Room	Second	15`6" x 18`11"
Bedroom	Second	9`11" x 10`11"
4pc Bathroom	Second	4`11" x 8`8"

Room	Level	Dimensions
2pc Bathroom	Main	2`11" x 6`9"
Office	Main	11`6" x 9`8"
Kitchen With Eating Area	Main	13`11" x 12`9"
Balcony	Main	12`8" x 25`0"
Laundry	Second	8`11" x 5`5"
Bedroom	Second	9`9" x 9`11"
Bedroom - Primary	Second	13`4" x 12`2"

<b>Balcony</b>	<b>Second</b>	<b>7`11" x 9`11"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>5`4" x 12`4"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>14`5" x 11`0"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>12`3" x 11`7"</b>
<b>Laundry</b>	<b>Basement</b>	<b>5`8" x 8`4"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>4`11" x 8`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`7" x 11`6"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>17`0" x 8`5"</b>
<b>Flex Space</b>	<b>Basement</b>	<b>13`6" x 12`4"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **1312495**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to this beautiful house in the sought after community of Sherwood with 5 bedrooms and 3.5 bathrooms with walkout basement along with den on main floor and bright bonus room in the upper level that can be used for different needs. With nearly 3000 square feet of living space including the basement. Upon entering, the home gives a sense of warmth and elegance. The main floor embraces an airy and well-lit ambiance, featuring a large open concept kitchen dining, great room and Den/computer room. Spacious kitchen with built-in appliances and upgrade ceiling height cabinets and high-end granite with perfect size kitchen island. The house comes with spice kitchen for all cooking needs. The kitchen is open to the dining room which is next to spacious living room. The dining area is large and has a large expanse of windows! Enjoy beautiful evenings sitting out and dining on the deck! The primary bedroom has a 5-piece ensuite and huge walk-in closet. There are 2 other spacious bedrooms on the upper floor and 4-piece bathroom for them. The bonus room is spacious and has lots of sunlight coming through the window, and bonus room comes with wet bar, you can enjoy a drink after the hard-working day. The laundry room has built-in shelves for storage. A WALK-OUT basement with wet-bar and much more! The thoughtfully designed 2-bedroom WALKOUT basement features large windows; Laundry room rough-in installed. Within walking distance of numerous parks, walking trails, transit, T&T supermarket, Costco and tons of commercial. Conveniently located within close distance to Stoney Trail, Shaganappi Trail, many shops and restaurants. The house has also been newly painted, carpets freshly steamed/ shampooed and professionally cleaned - it's ready for its new owners! Don't miss out on this opportunity and book your showing today**

Inclusions: **none**  
 Property Listed By: **Grand Realty**

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













