



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**162 SHERWOOD Hill, Calgary T3R 1P7**

MLS®#: **A2176779**

Area: **Sherwood**

Listing Date: **11/01/24**

List Price: **\$864,200**

Status: **Active**

County: **Calgary**

Change: **-\$12k, 19-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2010**

Lot Information

Lot Sz Ar: **4,886 sqft**  
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **2,360**

Low Sqft:

Ttl Sqft: **2,360**

DOM

**20**

Layout

Beds: **5 (3 2 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Stucco**  
Flooring: **Carpet,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>12`10" x 12`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`8" x 16`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 12`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`8" x 10`1"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>9`0" x 10`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`9" x 10`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`10" x 10`11"</b>
<b>Flex Space</b>	<b>Main</b>	<b>13`6" x 10`7"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>11`0" x 16`8"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`3" x 16`7"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>4`11" x 10`0"</b>
<b>Flex Space</b>	<b>Basement</b>	<b>24`0" x 15`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>15`2" x 14`10"</b>

4pc Bathroom

Basement

8`9" x 5`1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0813103**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Welcome to this stunning estate home in the sought-after NW Calgary community of Sherwood! This family loved property is on the market for the first time, offering over 3,300 sq ft of living space, complete with a fully developed basement. With 5 bedrooms, 4 bathrooms, a versatile flex room on the main floor, a bonus room on the upper level, and an additional family space in the basement, this home is ideal for large families or those who love to entertain. Step inside to beautiful hardwood flooring that flows throughout the main level, complementing an open-concept layout that invites gatherings with family and friends. The spacious kitchen, dining, and living areas are thoughtfully designed for both functionality and style, making it easy to entertain and create memories. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite, a cozy bonus room featuring a second fireplace, and a conveniently located laundry room. The professionally developer finished basement adds even more value, offering a sizable family room, two additional bedrooms, a den for extra storage, and a full bathroom—perfect for guests or multi-generational living. The exterior boasts timeless stucco, and the backyard is a fantastic size, providing ample space for outdoor enjoyment. Built to high standards, this home is a rare find in Sherwood, combining quality craftsmanship with a location close to shopping, schools, parks, and more. Don't miss your opportunity to make this remarkable home yours! Schedule a private showing today and be prepared to fall in love!**

Inclusions:  
Property Listed By: **N/A**  
**eXp Realty**

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









