



THE
A-TEAM

**RE/MAX
FIRST**

157 SHERWOOD Circle, Calgary T3R 1R7

MLS®#: **A2178132**

Area: **Sherwood**

Listing Date: **11/08/24**

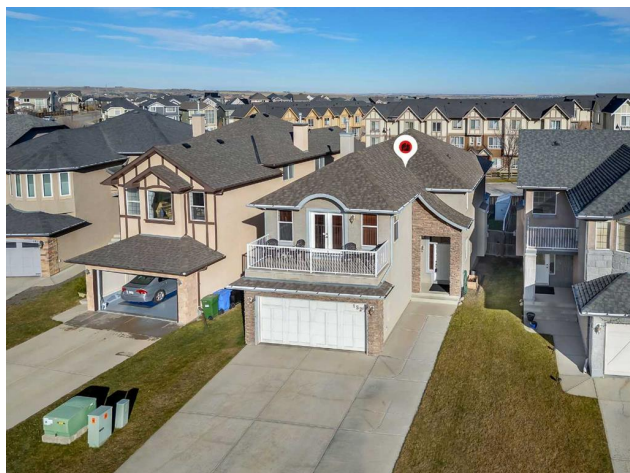
List Price: **\$724,888**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar: **4,101 sqft**
Lot Shape:

Access:

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

DOM

25
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Granite Counters,High Ceilings,Kitchen Island,Pantry,Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Dining Room	Main	11`9" x 8`10"
Kitchen	Main	11`10" x 13`1"	Laundry	Main	8`1" x 8`5"
Living Room	Main	14`2" x 15`9"	4pc Bathroom	Upper	
4pc Ensuite bath	Upper		Bedroom	Upper	11`8" x 12`0"
Bedroom	Upper	11`8" x 8`11"	Bonus Room	Upper	18`0" x 15`6"

Bedroom - Primary

Upper

13`11" x 12`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0511473

Zoning:
R-G

Remarks

Pub Rmks: **Shows 10/10! This beautiful family home is located on a peaceful street across from a park. The main floor is open to above with a grand foyer. Hardwood floors, open and spacious family room, kitchen, breakfast nook, walkthrough pantry. The yard is fully fenced and landscaped with a good-sized deck off the kitchen. Upstairs you will find 3 spacious bedrooms and 2 full baths including the primary bedroom with a deluxe 4 piece ensuite and walk-in closet. The bonus room has lots of windows and a patio door that leads to a front balcony. Full view of the park. The basement is unspoiled with 2 large windows, roughed in bathroom and ready for your ideas. Upgrades include new shingles (30-year warranty) in November 2024, fascia and eaves, permanent Christmas lights, hot water tank in 2017, upgraded stainless steel appliances, and backsplash. The list goes on and on. The lowest-priced listing in the area won't last long at this price. Call your favourite realtor today to schedule a showing.**

Inclusions: **fridge in the basement, 2 garden sheds**

Property Listed By: **RE/MAX Real Estate (Mountain View)**

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

