



THE
A-TEAM

**RE/MAX
FIRST**

251 SHERVIEW Grove, Calgary T3R 0Y5

MLS®#: **A2179091** Area: **Sherwood** Listing **11/19/24** List Price: **\$1,129,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **4,811 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,583**
 Low Sqft:
 Ttl Sqft: **2,583**

DOM

32
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Low Maintenance Landscape,Underground Sprinklers,Pie Shaped Lot,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Gas Cooktop,Gas Stove,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,Chandelier,Closet Organizers,French Door,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Separate Entrance,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`9" x 4`9"
Foyer	Main	11`7" x 10`3"
Living Room	Main	12`0" x 16`9"
5pc Bathroom	Second	10`3" x 9`2"
Bedroom	Second	9`3" x 11`11"
Family Room	Second	18`5" x 15`1"
Bedroom	Second	10`7" x 9`11"

Room	Level	Dimensions
Dining Room	Main	9`0" x 12`9"
Kitchen	Main	14`0" x 13`0"
Office	Main	7`0" x 9`0"
5pc Ensuite bath	Second	12`10" x 12`4"
Bedroom	Second	9`2" x 11`11"
Laundry	Second	10`6" x 5`4"
Bedroom	Basement	23`3" x 17`4"

Bedroom - Primary
5pc Bathroom

Second
Basement

13`8" x 17`3"
11`8" x 6`11"

Game Room

Basement

23`10" x 23`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1512986

Remarks

Pub Rmks:

**** OPEN HOUSE, SAT DEC 21TH BETWEEN 1:00 PM. - 4:00 PM.** This stunning FULLY FINISHED WALKOUT BASEMENT home offers an unbeatable combination of elegance, functionality, and a serene natural backdrop. Situated on a Pie-Shaped lot with a landscaped backyard that backs onto GREENSPACE, this property boasts an oversized driveway, SOLAR panels, and exceptional attention to detail throughout. This property is located in the designed highschool of Sir Winston Churchill High School district, offering one of Calgary's most prestigious public high schools, known for its exceptional academics and extracurricular excellence. With 3,500 square footage of developed living space (including the basement), An open-concept main floor layout with soaring 9-foot ceilings and new luxury vinyl plank flooring(2024). A bright den/office welcomes you, while the living room features large windows and a cozy gas fireplace. The gourmet kitchen is a chef's delight, complete with an oversized granite island with an eating bar, upgraded lighting, and a gas stove. A fully equipped spice kitchen with its own gas stove and sink adds versatility. The nook area opens onto a spacious deck, perfect for enjoying greenspace views. The second floor boasts four generously sized bedrooms, including a luxurious master suite with serene greenspace views. The master bedroom features a spa-inspired 5-piece ensuite with a soaker tub and separate shower, offering a private retreat. A spacious bonus room adds versatility for family gatherings or relaxation. Two additional good-sized bedrooms, a full bathroom, and a conveniently located laundry room enhance everyday living. The current owner has transformed one of the bedrooms into a custom closet, providing a unique blend of functionality and luxury Walkout Basement is perfect for entertaining or multi-generational living, the basement includes a spacious rec room, wet bar, one bedroom, and a full bathroom. The oversized MULTI LEVEL- PATIO allows you to soak in the peaceful greenspace views, making it an ideal space for outdoor relaxation or hosting gatherings. An automated irrigation system for the front and back yards, and impeccable curb appeal. PRIME LOCATION, Conveniently close to Beacon Hill Shopping Centre, Costco, Walmart, T&T, H Mart, and more, this home offers easy access to all amenities while providing a tranquil retreat from the hustle and bustle. More upgrades: High-quality Douglas Blinds, new carpet in the basement(2024), new luxury vinyl plank flooring on the mainfloor(2024), Central A/C Don't miss the chance to call this exquisite property home—schedule your viewing today!**

Inclusions:
Property Listed By:

**Mini fridge in the basement
CIR Realty**

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











