



THE
A-TEAM

**RE/MAX
FIRST**

21 SHERWOOD Street, Calgary T3R 0P2

MLS® #: **A2180773**

Area: **Sherwood**

Listing Date: **11/22/24**

List Price: **\$874,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 13-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2014**

Finished Floor Area
Abv Sqft: **2,285**
Low Sqft:
Ttl Sqft: **2,285**

Lot Information

Lot Sz Ar: **4,434 sqft**
Lot Shape:

DOM

29
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Cul-De-Sac,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

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

Construction: **Stone,Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Basement	46`2" x 55`6"
Kitchen	Main	42`5" x 43`6"
Den	Main	35`0" x 38`0"
4pc Bathroom	Upper	32`7" x 17`9"
Bedroom - Primary	Upper	44`3" x 47`0"

Room	Level	Dimensions
Dining Room	Main	42`5" x 33`4"
2pc Bathroom	Main	22`2" x 9`3"
Bedroom	Upper	32`10" x 36`1"
Bedroom	Upper	35`3" x 32`0"
5pc Ensuite bath	Upper	42`5" x 21`1"

Laundry
Family Room
4pc Bathroom

Upper
Lower
Basement

17`9" x 27`11"
48`5" x 74`11"
34`5" x 16`2"

Bonus Room
Bedroom

Upper
Lower

62`4" x 60`5"
34`9" x 50`10"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

1212429

Zoning:
R-G

Remarks

Pub Rmks: **OPEN HOUSE SUN DEC 22, 1-4PM BIG PRICE REDUCTION!! Prime Sherwood location! This is a 2 storey home masterfully built by AWARD WINNING BUILDER SHANE HOMES situated on possibly the best location in Sherwood offering quick access directly from Shagnappi Tr and Country Hills Blvd. This home is located on a quiet cul-de-sac featuring a SUNNY flat, south back yard just steps to a playground. The home itself shows like new-just move in and enjoy! The main level boasts a main floor den with 2 way fireplace, large great room open to the chef's grade kitchen and dining area. The upper floor houses 3 bedrooms, a 5pce ensuite master bath, 4pce full bath, a huge bonus room, and, convenient laundry! The lower level was professionally finished by SHANE HOMES and features a large Rec room with SECOND fireplace, another bedroom, and full bath. Our back, enjoy the large SOUTH exposed rear deck over looking the FULLY FENCED YARD. As a bonus, the exterior siding is brand new brand and NEW ROOF SHINGLES will be installed. This is a terrific home in a great location-don't miss out!**

Inclusions: **NONE**
 Property Listed By: **RE/MAX House of Real Estate**

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

ListSimple 21 Sherwood St NW, Calgary - MAIN

Room	Dimensions
Living	17'0" x 13'11"
Dining	12'11" x 10'0"
Kitchen	12'11" x 10'0"
Office	10'0" x 10'0"
Bedroom	11'0" x 11'0"
Bath	6'0" x 6'0"
Ensuite	5'0" x 5'0"
Hall	5'0" x 5'0"
Stair	5'0" x 5'0"
Mezzanine	10'0" x 10'0"

Client: Richard Kim November 22, 2024 JLS # 65876

ListSimple 21 Sherwood St NW, Calgary - UPPER 1

Room	Dimensions
Primary Bedroom	12'0" x 11'0"
Bedroom	11'0" x 11'0"
Bedroom	10'0" x 11'0"
Bath	5'0" x 5'0"
Laundry	5'0" x 5'0"
Hall	5'0" x 5'0"
Stair	5'0" x 5'0"
Mezzanine	10'0" x 10'0"

Client: Richard Kim November 22, 2024 JLS # 65876

ListSimple 21 Sherwood St NW, Calgary - BASEMENT

Room	Dimensions
Family	12'0" x 11'0"
Bedroom	10'0" x 11'0"
Bath	5'0" x 5'0"
Hall	5'0" x 5'0"
Mezzanine	10'0" x 10'0"

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