



THE
A-TEAM

**RE/MAX
FIRST**

213 SHERWOOD Lane, Calgary T3R 0V3

MLS®#: **A2183205** Area: **Sherwood** Listing Date: **12/11/24** List Price: **\$500,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **1 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,320**
 Low Sqft:
 Ttl Sqft: **1,320**

DOM

10
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Conservation,No Neighbours Behind**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Lighting**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Built-in Features,Double Vanity,Kitchen Island,Quartz Counters,Recessed Lighting,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	10`7" x 9`11"	Kitchen	Main	10`9" x 13`8"
Living Room	Main	14`8" x 12`5"	Bedroom - Primary	Upper	12`2" x 11`1"
Bedroom	Upper	12`3" x 9`6"	Entrance	Lower	4`0" x 6`9"
Laundry	Upper	2`10" x 3`0"	2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$308

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **2411656**

Remarks

Pub Rmks: **Exceptional Features Include GOURMET KITCHEN PACKAGE. The heart of this home is the upgraded kitchen featuring a massive island, a gas stove, built-in microwave, chimney style hood fan, upgraded backsplash, and luxurious quartz countertops—designed for the chef and entertainer in you. The main floor boasts a bright, open-concept design that seamlessly blends style and functionality. The spacious living room extends to a private patio, creating the perfect space for entertaining or relaxing. At the front, a welcoming dining area complements the centrally located kitchen, which features sleek laminate flooring, knock-down ceilings, upgraded lighting, and pot lights, all contributing to a modern and inviting ambiance. A thoughtfully placed half bath adds convenience for guests. Upstairs greets you with the expansive primary bedroom, complete with a luxurious four-piece ensuite. Enjoy the convenience of dual vanity sinks, a beautifully tiled standing shower, and ample closet space designed to meet your needs. The generous second bedroom is paired with its own four-piece bathroom, making it perfect for family members or guests seeking privacy and comfort. Simplify your daily routine with a dedicated top-floor laundry, thoughtfully designed for ease and efficiency. HUGE TANDEM DOUBLE ATTACHED GARAGE: Enjoy the convenience and added space of a tandem garage, perfect for parking two vehicles AND extra storage needs. Nature at Your Doorstep: Relax and unwind with the peaceful natural reserve just beyond your backyard, offering stunning views and a tranquil setting. Additional upgrades include elegant railings, plush upgraded carpets, and premium appliances throughout the home. Located ACROSS THE STREET from Blessed Marie-Rose School, Sherwood Castle playground, and Sherwood Field. Mins to Walking Paths, Beacon Heights Shopping Centre, Creekside Shopping, Stoney Trail and all the amenities in this desirable community; this townhouse offers an unbeatable combination of style, comfort, and convenience. Don't miss out on this exceptional home! Special offers: Seller Says Buy This House, And We'll Buy Yours*. Homes For Heroes Program (Teachers, First Responders & Essential Workers Cash Back Program)*. Buy This Home And Receive A Free One Year Blanket Home Warranty*. (*Terms and Conditions Apply). Seller Accepts Bitcoin And Other Cryptocurrencies.**

Inclusions:
Property Listed By: **NA
Greater Property Group**

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









