



THE
A-TEAM

**RE/MAX
FIRST**

85 SHERWOOD Common, Calgary T3R 1P9

MLS® #: **A2183464**

Area: **Sherwood**

Listing Date: **12/13/24**

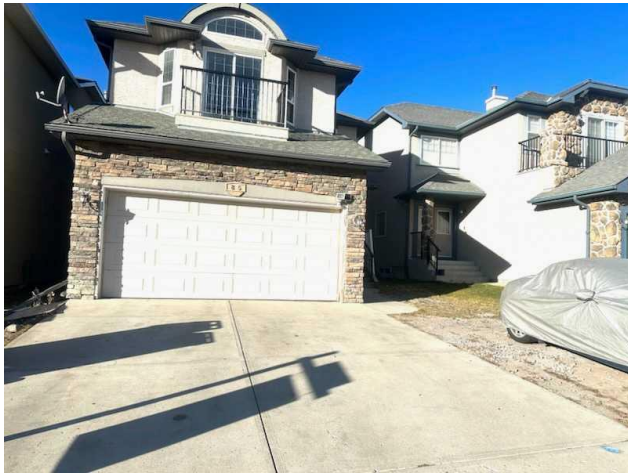
List Price: **\$699,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**

Lot Information

Lot Sz Ar: **3,788 sqft**
Lot Shape:

Access:

Lot Feat: **Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached,Front Drive**

Finished Floor Area

Abv Sqft: **2,162**

Low Sqft:

Ttl Sqft: **2,162**

DOM

8

Layout

Beds: **6 (3 3)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **395**

Utilities and Features

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

Construction: **Stone,Stucco,Wood Frame**

Flooring: **Carpet,Hardwood,Tile**

Water Source:
Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	9`11" x 6`4"	2pc Bathroom	Main	5`9" x 4`11"
Kitchen	Main	49`3" x 29`6"	Dining Room	Main	9`7" x 10`7"
Den	Main	8`11" x 10`0"	Living Room	Main	15`5" x 14`1"
Entrance	Main	7`10" x 6`7"	Pantry	Main	3`9" x 3`9"
Bedroom	Second	10`0" x 9`11"	Bedroom	Second	11`3" x 9`11"

Walk-In Closet	Second	5`1" x 5`7"	4pc Bathroom	Second	9`11" x 4`11"
Bedroom - Primary	Second	13`5" x 16`4"	5pc Ensuite bath	Second	11`3" x 8`6"
Balcony	Second	7`8" x 3`10"	Bonus Room	Second	18`0" x 13`2"
Walk-In Closet	Second	5`10" x 5`7"	Bedroom	Basement	9`3" x 9`11"
Bedroom	Basement	12`10" x 11`6"	4pc Bathroom	Basement	7`1" x 7`9"
Furnace/Utility Room	Basement	7`3" x 11`4"	Kitchenette	Basement	9`8" x 11`1"
Bedroom	Basement	9`5" x 8`9"			

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 0414023

Zoning: R-G

Remarks

Pub Rmks: **Welcome to your dream home in the heart of Sherwood! This stunning 2-storey 6 Bedrooms 3.5 bathrooms boasts an open floor plan designed with the glamour hardwood flooring throughout the main level, gourmet kitchen features a large island, breakfast bar, granite countertop, corner pantry, stainless steel appliances and the perfect spacious eating nook area is ideal for family gatherings. The Great Room is warmed by a cozy gas fireplace, creating a perfect ambiance for relaxation. A convenient main floor den offers versatility for a home office or additional living space. Beautiful curve stairs with the iron spindle railing to toward a large bonus room with a build in book shelfe & the second fireplace, opening onto a balcony with a view. The upper level hosts 3 bedrooms, including a master bedroom with a sized 5 pcs ensuite bathroom and a spacious walk-in closet. This home not only offers comfort and style but also boasts the best value in the area. Don't miss the opportunity to make this gem yours - the perfect blend of luxury and affordability awaits you!"**

Inclusions: N/A
 Property Listed By: RE/MAX Real Estate (Central)

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







