

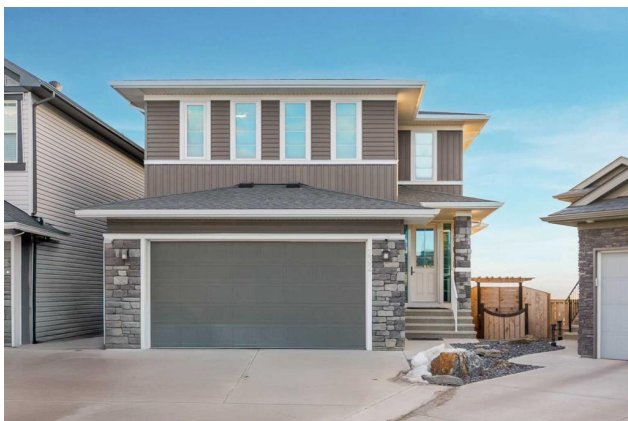


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**232 SHERWOOD Place, Calgary T3R0Y3**

MLS®#: **A2184682** Area: **Sherwood** Listing **12/29/24** List Price: **\$1,190,000**  
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2017**  
Lot Information  
 Lot Sz Ar: **8,934 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,992**  
 Low Sqft:  
 Ttl Sqft: **2,992**

DOM

**12**  
Layout  
 Beds: **5 (5 )**  
 Baths: **4.5 (4 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Cul-De-Sac,Irregular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**  
 Heating: **High Efficiency,Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**  
 Sewer: Ext Feat: **Balcony,Garden,Private Yard** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Washer/Dryer**  
 Int Feat: **Built-in Features,Ceiling Fan(s),Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	6`11" x 10`2"	Hall	Main	14`10" x 6`10"
2pc Bathroom	Main	5`3" x 6`7"	Kitchen	Main	10`1" x 18`4"
Dining Room	Main	10`1" x 11`7"	Living Room	Main	17`4" x 20`2"
Bedroom	Main	13`10" x 12`0"	3pc Ensuite bath	Main	9`6" x 4`10"
Laundry	Main	3`11" x 3`9"	Pantry	Main	4`3" x 4`11"
Bedroom - Primary	Upper	16`1" x 15`0"	Walk-In Closet	Upper	11`0" x 5`9"

5pc Ensuite bath	Upper	11`0" x 8`11"	Bedroom	Upper	11`9" x 13`10"
Bedroom	Upper	11`9" x 13`8"	3pc Bathroom	Upper	4`10" x 10`1"
3pc Ensuite bath	Upper	11`9" x 4`11"	Family Room	Upper	15`4" x 15`2"
Bedroom	Upper	14`11" x 14`1"	Laundry	Upper	8`8" x 5`10"
Hall	Upper	6`4" x 13`9"			

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **1512986**

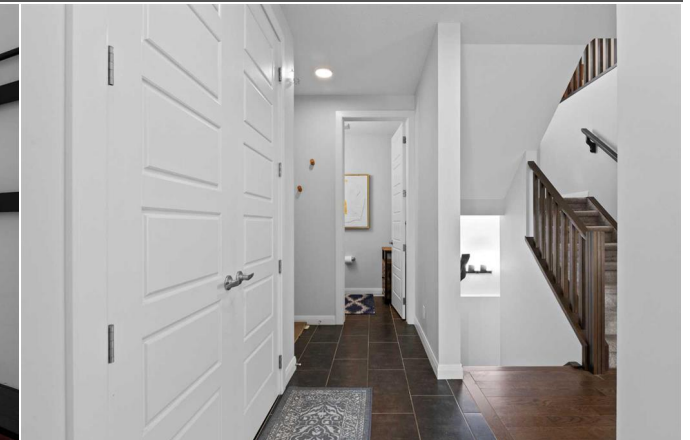
Zoning:  
**R-G**

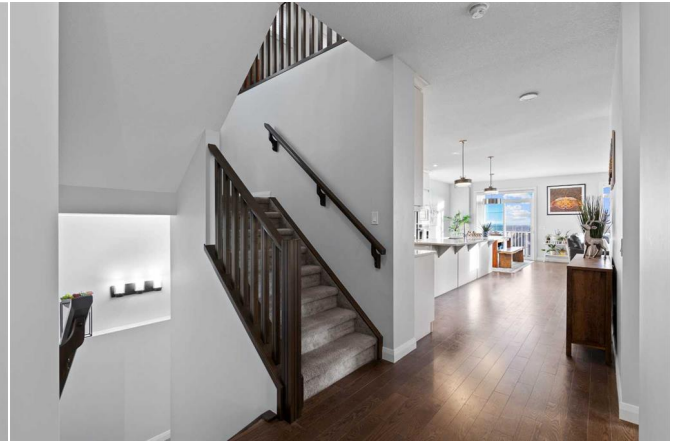
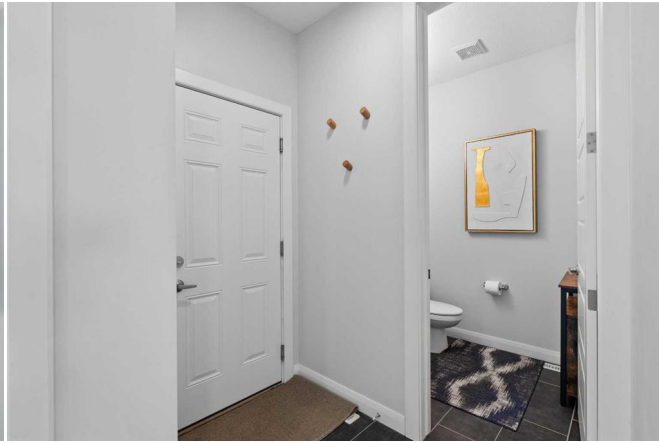
Remarks

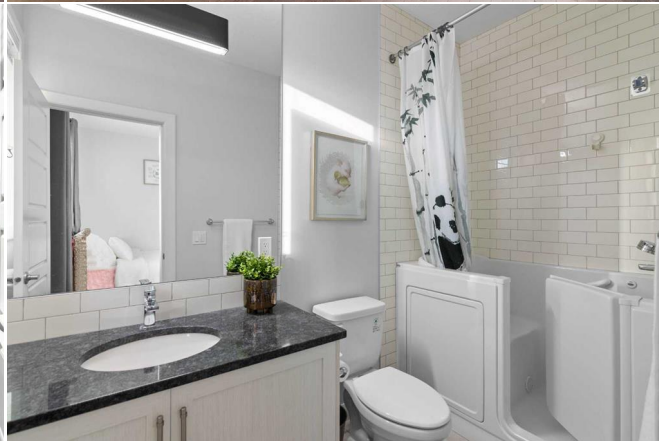
Pub Rmks: **Perched on the ridge in the Sherwood community, this custom-built walkout home by Broadview Homes offers breathtaking panoramic views of the picturesque countryside. Designed with luxury and comfort in mind, this meticulously crafted residence boasts nearly 3,000 square feet of spacious living area, featuring 5 bedrooms (including one on the main floor) and 4.5 bathrooms. Nestled on a quiet cul-de-sac lot, this home showcases numerous high-end upgrades, making it an ideal haven for a growing family. The main floor's open-concept design is highlighted by soaring ceilings, creating a bright and airy atmosphere. A thoughtfully designed main-floor suite caters to seniors, offering a private three-piece bathroom and convenient proximity to the laundry room. Additionally, the main floor includes a half bath and a mudroom. The sun-drenched living room is adorned with a floor-to-ceiling window wall and a stone fireplace, exuding warmth and elegance. The gourmet kitchen is a chef's dream, featuring an oversized island, quartz countertops, full-height cabinetry, upgraded stainless steel appliances (including a KitchenAid gas cooktop, built-in oven and microwave, and a chimney hood fan), and a walk-in pantry. The adjoining dining area opens to an expansive full-width deck, the perfect spot to enjoy your morning coffee while taking in stunning sunrises. Upstairs, you'll find a spacious bonus room with vaulted ceilings, two large primary bedrooms, each with its own ensuite bathroom and walk-in closet, and two additional generously sized bedrooms that share a bathroom. One of the primary suites boasts a spa-inspired ensuite complete with a soaker tub, dual granite-topped vanities, and a glass-enclosed shower. A second-floor laundry room adds practicality and convenience. The walkout basement, flooded with natural light through multiple windows, awaits your personal touch. Once completed, it has the potential to add an additional 1,339 square feet of living space and includes an oversized basement patio. Additional highlights include a beautifully landscaped backyard with over \$150,000 in upgrades. Conveniently located just minutes from major shopping centers with easy access to Stoney Trail, this home is situated within the sought-after "Sir Winston Churchill High School" district. It is also close to Nose Hill Park and scenic pathways, offering the perfect blend of convenience and natural beauty. Don't miss the opportunity to own this dream home—schedule your private viewing today!**

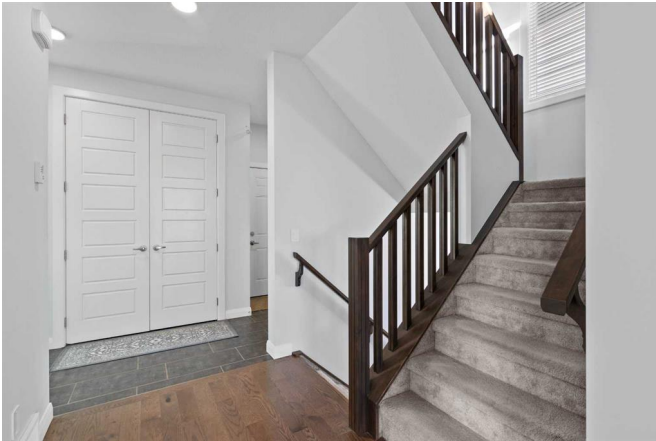
Inclusions: **None**  
 Property Listed By: **Skyrock**

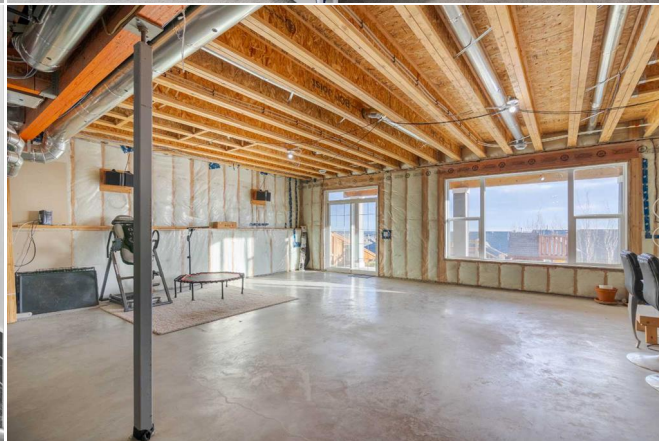
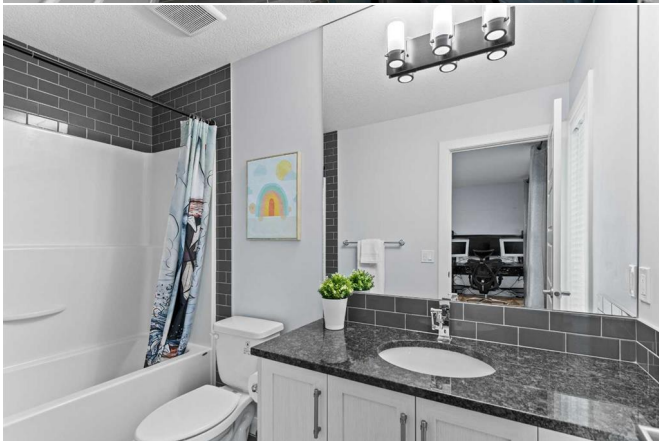
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

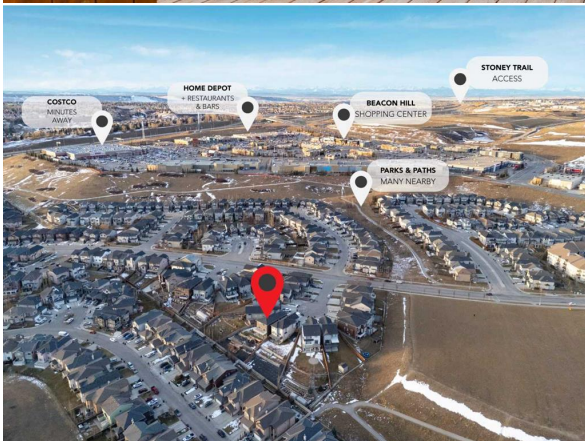
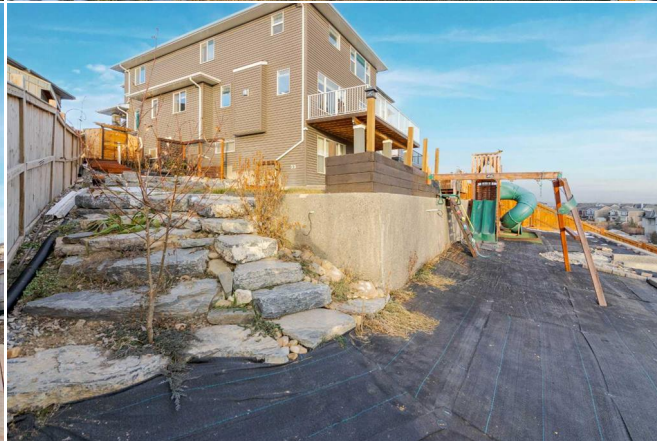
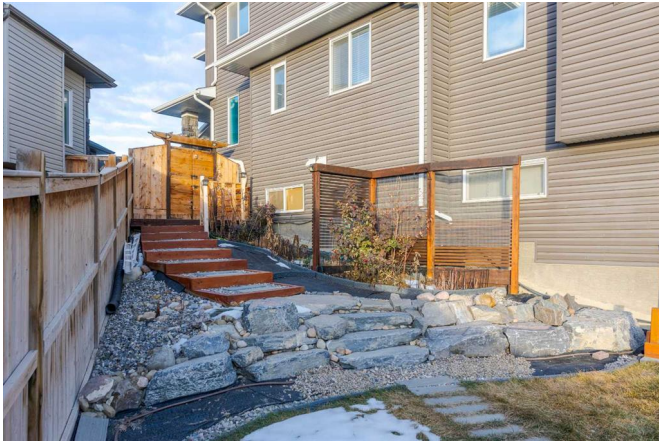






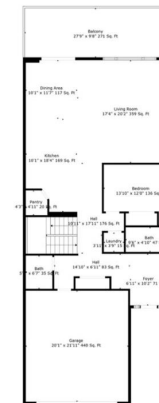






**232 Sherwood Place NW, Calgary**

Total 4331 sq. ft



Room dimensions and floor areas are considered approximate and are subject to independent verification.



