



THE
A-TEAM

**RE/MAX
FIRST**

114 SHERWOOD Mount, Calgary T3R 0G5

MLS®#: **A2185138**

Area: **Sherwood**

Listing Date: **01/02/25**

List Price: **\$849,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**
Lot Information
Lot Sz Ar: **4,241 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,319**
Low Sqft:
Ttl Sqft: **2,319**

DOM

8
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Environmental Reserve,Irregular Lot,Landscaped,Pie Shaped Lot,Private,Secluded,Views
Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	8`1" x 2`11"	Bedroom	Main	18`0" x 16`5"
Breakfast Nook	Main	12`1" x 6`9"	Kitchen	Main	12`2" x 12`8"
Laundry	Main	8`4" x 6`7"	Living Room	Main	14`8" x 12`0"
4pc Bathroom	Second	10`0" x 4`11"	5pc Ensuite bath	Second	9`3" x 8`10"
Bedroom	Second	11`0" x 11`7"	Bedroom	Second	10`0" x 9`11"
Bonus Room	Second	18`0" x 16`6"	Bedroom - Primary	Second	15`6" x 13`1"
Walk-In Closet	Second	9`3" x 5`0"	4pc Bathroom	Basement	5`6" x 7`7"
Bedroom	Basement	10`11" x 9`0"	Flex Space	Basement	8`3" x 7`1"
Game Room	Basement	15`6" x 15`4"	Other	Basement	10`6" x 10`7"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0815453**

Zoning: **R-G**

Remarks

Pub Rmks: **New Roof in November & No Neighbors Behind! This amazing home has central air conditioning and beautiful maple hardwood floors that extend throughout the main and upper floors. The kitchen is a chef's delight with a gas stove, microwave hood cover, full height dark maple cabinetry with stainless Steel door pulls, ample counter space, glass tile backsplash, eat up island with inset wine rack & modern white quartz. The lighting has all been upgraded to add style and design elements to the open concept main floor. The family room is a cozy place to relax in front of the beautiful white tile surround gas fireplace with built in shelving & is open to the kitchen and dining room. Through the main floor laundry, you will find an amazing new flex room built in 2023 that can be a bedroom with egress windows, Movie Room, home office or separate living space for extended family with access to the just finished basement (2023) and lower guest bedroom & modern 3-piece bath. Upstairs the primary suite offers ultimate relaxation with a vaulted ceiling transom window over the bed to allow the sun to shine in as well as 2 large picture windows looking out into your private back yard. The ensuite bath has dual sinks, a corner soaker tub and glass tile shower and the walk-in closet is a generous size. Your littles will love their bedrooms adjacent to each other & next to the main 4-piece bath. The bonus room on this level has a vaulted ceiling with pot lights & generous windows overlooking the front street. Some other upgrades to note are new elongated bowl dual flush toilets, 1 year old hot water tank plus new faucets & taps throughout & a newer washer/dryer with a larger load capacity. Located close to Beacon Hill Regional shopping center with restaurants, Starbucks, Costco, Home Depot & specialty shops. Winter will be fun with skating in the park just down the street! Don't wait to make this posh home your own!**

Inclusions: **security equipment**
 Property Listed By: **Century 21 Bamber Realty LTD.**

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











