



THE
A-TEAM

**RE/MAX
FIRST**

72 SHERWOOD Way, Calgary T3R 1M7

MLS®#: **A2185805**

Area: **Sherwood**

Listing Date: **01/05/25**

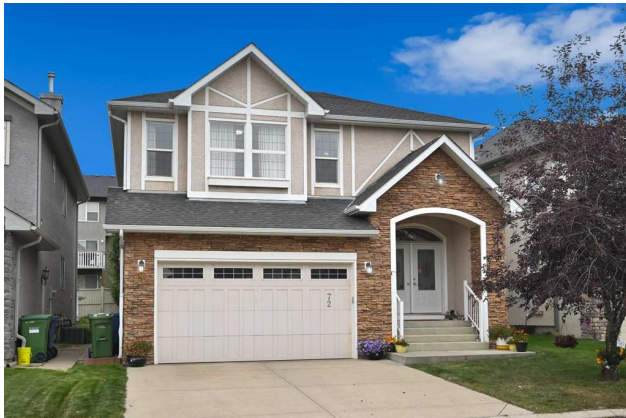
List Price: **\$850,000**

Status: **Active**

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: **4,520 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,517**

Low Sqft:

Ttl Sqft: **2,517**

DOM

17

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **City Lot,Few Trees,Lawn,Garden,Interior Lot,Landscaped,Level**
Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Gas Range,Range Hood,Washer/Dryer,Window Coverings**
Int Feat: **Chandelier,High Ceilings,Jetted Tub,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home**
Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|---------------|-----------------------|
| 2pc Bathroom | Main | 5`3" x 5`0" |
| Foyer | Main | 11`9" x 15`5" |
| Living Room | Main | 13`0" x 22`1" |
| 4pc Bathroom | Second | 11`6" x 4`11" |
| Bedroom | Second | 14`10" x 10`6" |
| Family Room | Second | 19`2" x 13`6" |
| Bedroom - Primary | Second | 19`2" x 17`7" |

| Room | Level | Dimensions |
|-------------------------|-----------------|-----------------------|
| Dining Room | Main | 17`7" x 12`0" |
| Kitchen | Main | 17`7" x 10`6" |
| Office | Main | 11`1" x 10`1" |
| 5pc Ensuite bath | Second | 11`6" x 9`6" |
| Bedroom | Second | 14`10" x 10`6" |
| Laundry | Second | 5`2" x 7`10" |
| 4pc Bathroom | Basement | 8`0" x 6`1" |

Bedroom
Game Room

Basement
Basement

10`11" x 13`2"
16`6" x 26`9"

Den

Basement

10`1" x 9`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0313614

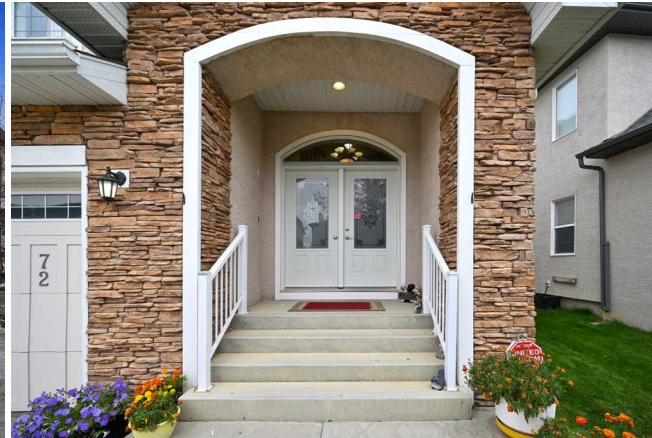
Zoning:
R-G

Remarks

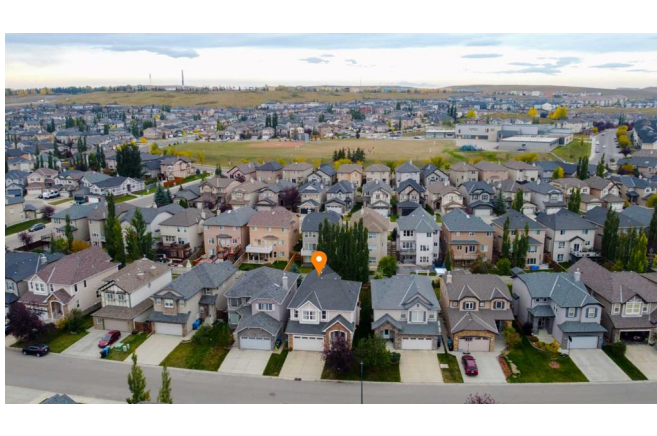
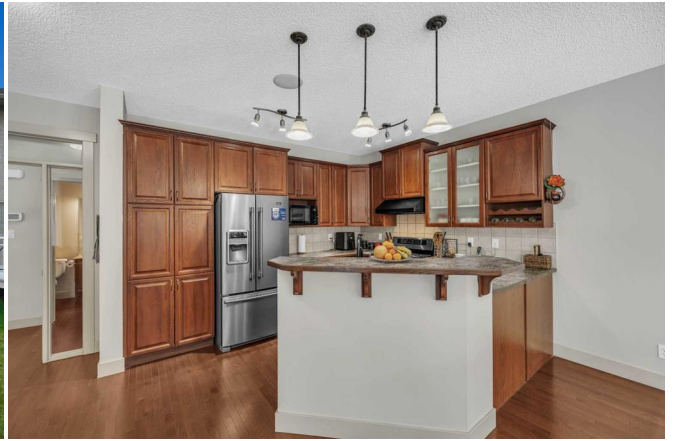
Pub Rmks: **Don't miss out on this rare opportunity! This stunning 5-bedroom, 3.5-bathroom home is located in the desirable community of Sherwood Park. With over 3,000 sq ft of living space, including a finished basement, this home features a beautifully landscaped yard, a stylish stucco and stone exterior, and is situated on a peaceful street. Tastefully upgraded with fresh paint and new carpet, this property offers an ideal combination of space, luxury, and comfort. As you enter, you are greeted by a grand foyer that leads into the spacious living room, illuminated by large windows that flood the space with natural light. The main floor boasts a well-appointed office, a convenient 2-piece bathroom, and an open-concept kitchen. Adjacent to the kitchen, the bright and airy living and dining areas overlook a private, mature garden, providing ample space for hosting gatherings. A cozy formal seating area, complete with a gas fireplace, is located next to the dining room, perfect for entertaining guests. The elegant spiral staircase leads to the upper level, where you'll find three generously sized bedrooms, two bathrooms (including a luxurious 5-piece primary suite), and a comfortable family room. The professionally finished basement features modern design and soundproofed ceilings, offering two additional bedrooms, a bathroom, and a large recreational area. This flexible space is perfect for guests, a home gym, or a home theater, with options to add multimedia features. Schedule your private showing today by contacting your realtor.**

Inclusions:
Property Listed By: **NONE
PREP Realty**

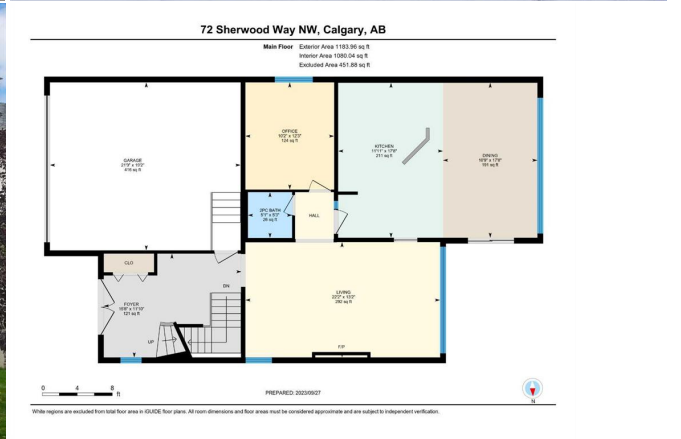
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











72 Sherwood Way NW, Calgary, AB

Upper Floor Exterior Area 1385.57 sq ft
Interior Area 1276.30 sq ft
Excluded Area 111.04 sq ft



While regions are excluded from total floor area in GDA/CE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 1100.55 sq ft
Interior Area 994.16 sq ft



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