



THE
A-TEAM

**RE/MAX
FIRST**

108 SHERWOOD Gate, Calgary T3R0N9

MLS®#: **A2186681** Area: **Sherwood** Listing Date: **01/27/25** List Price: **\$915,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **4,919 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,279**
 Low Sqft:
 Ttl Sqft: **2,279**

DOM

5
Layout
 Beds: **6 (4 2)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Chandelier,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Recessed Lighting,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`5" x 12`4"
Dining Room	Main	10`2" x 10`0"
Living Room	Upper	10`5" x 10`1"
Office	Main	11`4" x 9`8"
Bedroom - Primary	Upper	13`3" x 12`7"
Bedroom	Upper	12`2" x 9`8"

Room	Level	Dimensions
Breakfast Nook	Main	10`0" x 9`11"
Living Room	Main	13`10" x 12`6"
Living Room	Basement	22`7" x 11`11"
Laundry	Upper	8`8" x 5`10"
Bedroom	Upper	12`2" x 11`8"
Bedroom	Upper	11`8" x 9`6"

Bedroom
2pc Bathroom
5pc Ensuite bath
4pc Ensuite bath

Basement
Main
Upper
Upper

12`5" x 9`7"
7`8" x 2`11"
12`7" x 9`6"
8`10" x 5`10"

Bedroom
4pc Bathroom
4pc Bathroom

Basement
Basement
Upper

11`9" x 9`4"
9`6" x 5`0"
9`2" x 7`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1212429

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to this stunning WALK-OUT basement home with 6 bedrooms and 4.5 bathrooms in the sought-after community of Sherwood! Located right beside a large GREENSPACE area with a childrens park / playground, this 2-storey home is beautifully designed throughout. Step inside and you're greeted with gorgeous hardwood flooring and large windows - flooding the main level with an abundance of natural light. The stylish yet functional kitchen features a large central island, GRANITE countertops, plenty of cabinets and stainless steel appliances. With a spacious living room, a breakfast nook and a formal dining area, this home is perfect for entertaining friends and family! The main level deck is accessible right from the kitchen and offers lovely VIEWS of the greenspace / park area. There is also a generously sized office located on the main level - perfect for those working from home! Heading upstairs you'll appreciate the design details of the stylish metal railings and the hardwood flooring throughout. 4 bedrooms and 3 full bathrooms ensure plenty of living space for your family. The massive primary bedroom features a walk-in closet and a 5-pc ensuite bath with a walk-in shower, tub and dual sinks finished with granite countertops. The 2nd bedroom has it's own 4-pc ensuite bathroom. 2 additional bedrooms, a 4-pc bathroom, an UPSTAIRS LAUNDRY room and a family room complete this upper level. The fully finished WALK-OUT basement has 2 additional bedrooms, a 4-pc bathroom, a SEPARATE washer/dryer and an additional refrigerator making it possible to add a suite in the future - subject to City approvals. The low maintenance backyard with beautiful trees and shrubs is a great place to spend your summer evenings! Central AIR-CONDITIONING keeps you cool when needed! With over 3,100 sq ft of livable space and located within a short drive from the Creekside and Beacon Hill shopping complexes, and access to the rest of the city via Shaganppi and Stoney trail, this home is a must see! Call to book your private showing today.**

Inclusions:
Property Listed By:

Basement washer / dryer, basement refrigerator
eXp Realty

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











