



THE
A-TEAM

**RE/MAX
FIRST**

22 SHERWOOD Cove, Calgary T3R 1R1

MLS®#: **A2187638** Area: **Sherwood** Listing Date: **01/15/25** List Price: **\$789,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **5,123 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,248**
 Low Sqft:
 Ttl Sqft: **2,248**

DOM

7
Layout
 Beds: **4 (4)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Few Trees,Other**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Floor Furnace** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Central Vacuum,Closet Organizers,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`7" x 18`9"	Dining Room	Main	6`5" x 18`7"
Family Room	Main	12`10" x 15`0"	Kitchen	Main	20`10" x 12`6"
Bedroom - Primary	Second	19`9" x 18`2"	Bedroom	Second	10`11" x 12`2"
Bedroom	Second	12`6" x 13`5"	Bedroom	Second	11`4" x 12`3"
2pc Bathroom	Main		4pc Bathroom	Upper	
4pc Ensuite bath	Second		4pc Bathroom	Basement	

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0414023

Remarks

Pub Rmks: **Discover this stunning, well-maintained home in Sherwood that is sure to impress! With over 2200 square feet of living space, this home features soaring Vaulted ceilings in the foyer and living room, creating a bright and airy atmosphere. The main level boasts hardwood floors in the living and dining rooms, a spacious kitchen with granite countertops, stainless steel appliances, a corner pantry, tile backsplash, and tile flooring. The kitchen opens to a cozy family room with a gas fireplace and hardwood flooring, as well as a sunlit eating nook with patio doors leading to a composite deck and a beautifully landscaped and private back yard. Upstairs, you'll find FOUR generously sized bedrooms, including the HUGE and luxurious primary suite with a vaulted ceiling, retreat area, and an ensuite featuring a jetted tub and separate shower. Three large additional bedrooms and a full bathroom complete the upper level. The brand-new basement bathroom has just been completed, making this the perfect layout for developing a the basement. The basement also includes rough-in plumbing and a laundry room, offering endless possibilities for customization. Situated on a quiet cul-de-sac, this home is steps away from the new school (K-Grade 7), minutes from Beacon Hill Shopping Centre, and offers convenient access to public transit and major routes like Stoney Trail.**

Inclusions:
Property Listed By:

None
RE/MAX iRealty Innovations

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









