

214 SHERWOOD Circle, Calgary T3R 1R7

MLS®#:	A2187709	Area:	Sherwood	Listing Date:	01/14/25	List Price: \$1,179,000
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray



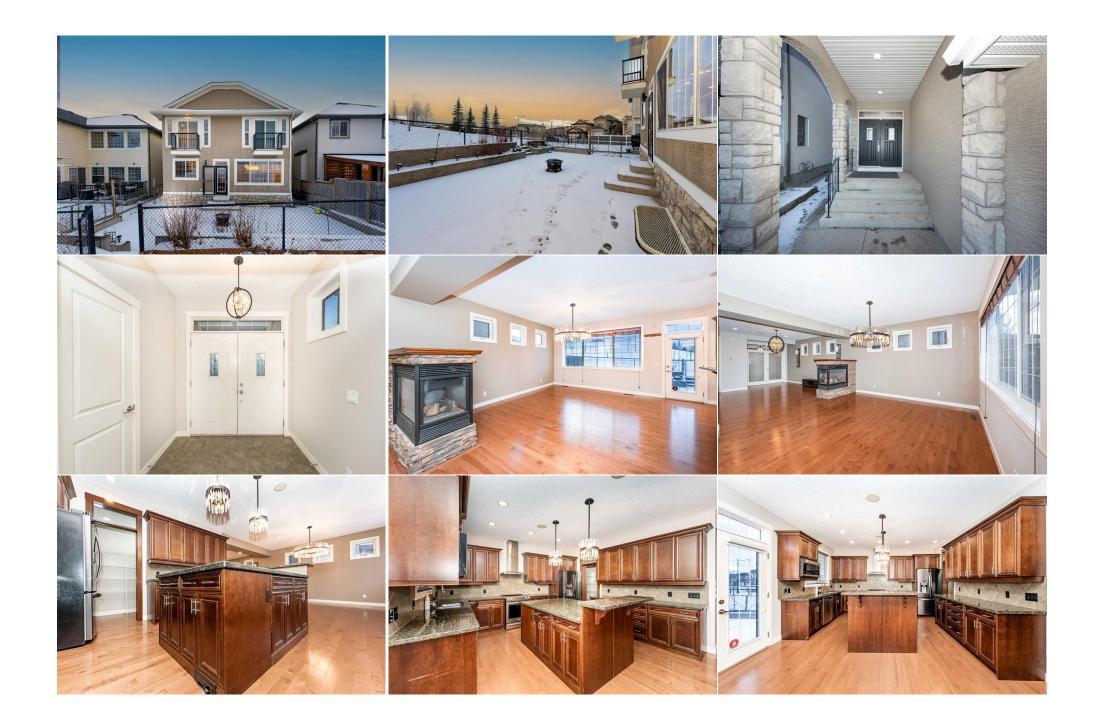
rk Feat:	Lighting Double Garage /	Attached					
Feat:	Back Yard,Backs on to Park/Green Space,Low Maintenance Landscape,No Neighbours Behind,Leve						
cess:							
				Garage Sz:	2		
				Ttl Park:	4		
. Shape:				<u>Parking</u>			
Shape:	4,000 Sqit	i a sqit.	2,090				
Sz Ar:	4,000 sqft	Ttl Sqft:	2,890	Julie.	2 Storey		
Information		Low Sqft:	2,000	Style:	2 Storey		
ar Built:	2007	Aby Saft:	2,890	Baths:	5.0 (5 0)		
y/Town:	Calgary	Finished Floor Ar	ea	Beds:	5 (3 2)		
b Type:	Detached			Layout			
p Type:	Residential			8			
neral Information				DOM			

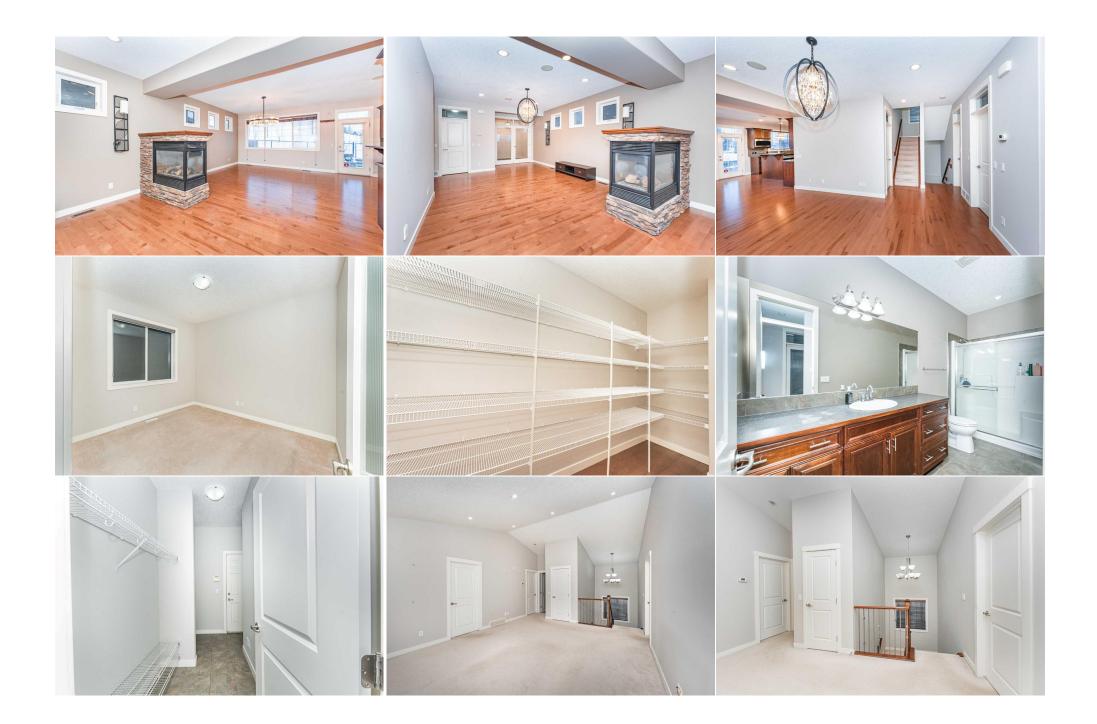
Utilities and Features

Roof:Asphalt ShingleHeating:Fireplace(s),Forced AirSewer:Ext Feat:Fire Pit,Garden,Lighting,Playground,Private Entrance,Private Yard			Construction: Brick,Concrete,Stone,Stucco,Wood Frame Flooring: Carpet,Ceramic Tile,Hardwood Water Source: Fnd/Bsmt: Poured Concrete						
Kitchen Appl: Int Feat:		ic Oven,Electric Range,Microway	ve,Refrigerator,Washer						
Utilities:									
			Room Information						
Room	Level	Dimensions	Room	Level	Dimensions				
3pc Bathroom	Main	13`7" x 5`0"	Foyer	Main	7`7" x 6`7"				
Kitchen	Main	14`0" x 14`8"	Living/Dining Room CombinationMain		18`9" x 35`0"				
Mud Room	Main	6`11" x 10`2"	Office	Main	12`0" x 10`1"				
Pantry	Main	13`7" x 4`1"	5pc Ensuite bath	Second	13`4" x 9`0"				
6pc Bathroom	Second	6`2" x 16`8"	Bedroom	Second	10`3" x 16`8"				
Bedroom	Second	10`2" x 16`8"	Family Room	Second	20`1" x 14`6"				
Laundry	Second	6`9" x 7`6"	Bedroom - Primary	Second	19`1" x 21`3"				

Walk-In Closet 4pc Bathroom Bedroom Kitchen Furnace/Utility Room	Second Basement Basement Basement Basement	7`10" x 14`11" 8`0" x 5`1" 11`7" x 9`6" 9`8" x 7`6" 10`11" x 8`2"	Walk-In Closet 4pc Bathroom Bedroom Game Room	Second Basement Basement Basement	9`7" x 6`7" 9`4" x 5`1" 9`5" x 14`3" 25`11" x 15`6"			
			Legal/Tax/Financial					
Title: Fee Simple Legal Desc: 	0511473	Zoning: R-1N	Remarks					
Pub Rmks: Inclusions: Property Listed By:	Remarks Luxurious Custom-Built Home with a Secondary Suite in Sherwood NW! Welcome to 214 Sherwood Circle NW, Calgary, Alberta - an exceptional 2-storey executive home offering above 4,000 square feet of total living space, thoughtfully designed with unparalleled luxury and functionality. Nestled on a quiet street and backing onto serene green space, this home is truly a dream come true for families, multi-generational living, or those seeking additional rental income. Main Home Highlights Spacious and Elegant Design: Almost 2,900 square feet above grade with 9' ceilings, transom windows on all doors, and an open-concept layout that seamlessly connects the living, and kitchen areas. Gourmet Kitchen: A chef's delight with a massive pantry, upgraded cabinetry, and a stunning 3-sided gas fireplace that warms the living and dining areas. Main Floor Office & Full Bath: Perfect for remote work or guests, with a rare full bathroom on the main level. Upgraded Finishes Throughout: Custom lighting, power blinds, and central air conditioning provide ultimate comfort and convenience. Upper-Level Retreat Luxurious Master Suite: A sanctuary featuring a corner gas fireplace, two oversized walk-in closets, and a 5-piece spa-inspired ensuite with dual vanities, a deep soaker tub, and a separate shower. Unique Bedroom Design: Two additional large bedrooms, each with its own walk-in closet, private balcony, and connected by a Jack-and-jill bathroom with a shared tub/shower. Convenient Upper Laundry Room: Equipped with ample storage and counter space. Walk-Up Secondary Suite The 1,131 sq. ft. secondary suite is a standout feature, offering exceptional income potential or independent living for family members: Private Entrance & In-Floor Heating: Separate walk-up access with its own furnace and in-floor heating for year-round comfort. Second Full Kitchen & Dining Area: Fully equipped and designed for convenience. Two Additional Bedrooms: Both with walk-in closets, one featu							

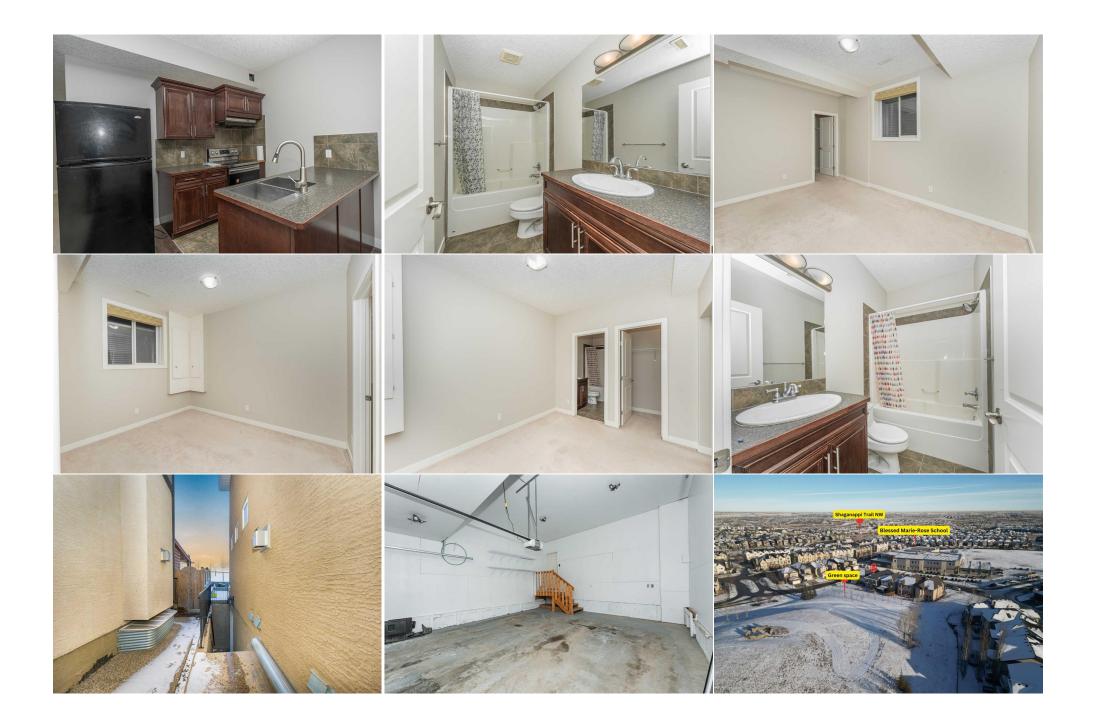
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



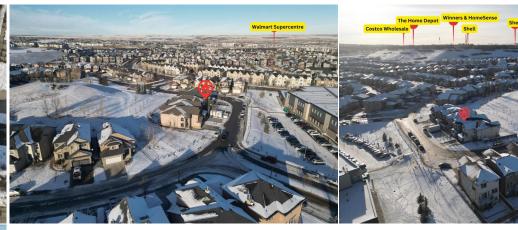












The Brick Candian tire

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