



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**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**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2007**

Finished Floor Area  
Abv Sqft: **2,890**  
Low Sqft:  
Ttl Sqft: **2,890**

DOM

**8**  
Layout  
Beds: **5 (3 2 )**  
Baths: **5.0 (5 0)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **4,000 sqft**  
Lot Shape:

Parking

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

Access:

Lot Feat:

**Back Yard,Backs on to Park/Green Space,Low Maintenance Landscape,No Neighbours Behind,Level,Street Lighting**

Park Feat:

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air**  
Sewer:  
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: **Dishwasher,Dryer,Electric Oven,Electric Range,Microwave,Refrigerator,Washer**  
Int Feat: **Built-in Features,Chandelier**  
Utilities:

Room Information

Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>13`7" x 5`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`0" x 14`8"</b>
<b>Mud Room</b>	<b>Main</b>	<b>6`11" x 10`2"</b>
<b>Pantry</b>	<b>Main</b>	<b>13`7" x 4`1"</b>
<b>6pc Bathroom</b>	<b>Second</b>	<b>6`2" x 16`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`2" x 16`8"</b>
<b>Laundry</b>	<b>Second</b>	<b>6`9" x 7`6"</b>

Room	Level	Dimensions
<b>Foyer</b>	<b>Main</b>	<b>7`7" x 6`7"</b>
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>18`9" x 35`0"</b>
<b>Office</b>	<b>Main</b>	<b>12`0" x 10`1"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>13`4" x 9`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`3" x 16`8"</b>
<b>Family Room</b>	<b>Second</b>	<b>20`1" x 14`6"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>19`1" x 21`3"</b>

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:

**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, dining, 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 featuring a private 4-piece ensuite while the other has a 4-piece bath right beside. Massive Rec Room: Perfect for entertaining or relaxation. Outdoor Paradise Low-Maintenance Backyard: Fully fenced with a stunning patio, backing directly onto green space for added privacy and scenic views. Double Attached Garage: Spacious and functional with room for vehicles and storage. Prime Location Located in the highly sought-after community of Sherwood, this home is just steps from schools, public transit, shopping, and parks. Whether you're a growing family or an investor, this property offers unbeatable value and versatility. Don't miss out on this rare opportunity - schedule your private viewing today and experience all that this extraordinary home has to offer!**

Inclusions:  
Property Listed By:

**NA**  
**PREP Realty**

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











