



THE
A-TEAM

**RE/MAX
FIRST**

57 SHERWOOD Lane, Calgary T3R 1R7

MLS®#: **A2188281**

Area: **Sherwood**

Listing Date: **01/28/25**

List Price: **\$519,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space**
Park Feat: **Insulated,Oversized,Single Garage Attached**

DOM

25
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **3**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt,Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Cement Fiber Board,Concrete,Wood Frame**
Flooring: **Carpet,Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main		Dining Room	Main	14`7" x 10`8"
Kitchen	Main	11`7" x 14`3"	Living Room	Main	14`7" x 11`10"
4pc Bathroom	Second		4pc Ensuite bath	Second	
Bedroom	Second	12`2" x 12`6"	Bedroom - Primary	Second	12`2" x 14`7"

Legal/Tax/Financial

Condo Fee:
\$286

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1512093**

Remarks

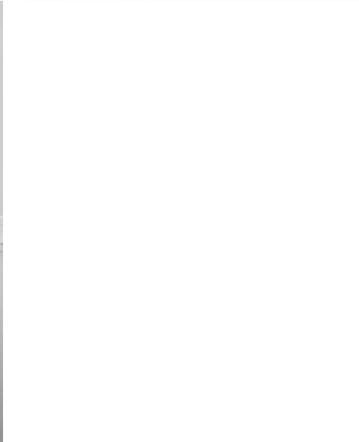
Pub Rmks: **In the highly sought-after Sherwood neighborhood, you will find this exquisite 2-bedroom, 2.5-bath townhouse nestled next to a picturesque ravine. This residence offers over 1,224 square feet of luxurious living space, as well as an assortment of desirable features. Its open floor plan is highlighted by 9-foot ceilings and vinyl flooring throughout the living, dining, and kitchen areas, creating a spacious and inviting ambiance. The living room features large sliding doors that open onto a balcony, offering stunning views of the ravine that transforms with the seasons. The chef's kitchen is a culinary enthusiast's dream, featuring a substantial 7-foot island enhanced by imported quartz countertops and an eating bar, ideal for casual dining or hosting gatherings. The kitchen is further complemented by stainless steel appliances, including a gas range, built-in microwave, and dishwasher, adding to its overall appeal. The south-facing dining room is filled with natural light from a large window. A convenient 2-piece bath completes the main level. On the upper floor, two bedrooms are positioned for optimal comfort, with a smart layout on opposite ends of the floor, perfect for privacy. The spacious master bedroom includes a 4-piece ensuite bath with a double vanity and a his-and-hers closet, and also offers remarkable ravine views. The second bedroom is equipped with ample closet space. This level also includes a 4-piece full bath and a convenient laundry room. The balcony provides an ideal vantage point for observing the ravine and is outfitted with a gas hookup for summer barbecues or enjoying your morning coffee. Additionally, this property includes an attached massive tandem double garage (36 x 14) that can be repurposed as a 3rd bedroom or workspace with ample storage. Residents enjoy the convenience of being within walking distance to green spaces, Blessed Marie-Rose School, playgrounds, and public transit. The location provides easy access to Costco, Beacon Hill Shopping Centre, and nearby golf courses, with seamless connectivity to Stoney Trail. This exceptional property is unlikely to remain on the market for long—schedule your viewing today! • CHECK OUT THE 3D VIRTUAL TOUR.**

Inclusions:
Property Listed By: **Century 21 Bamber Realty LTD.**

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







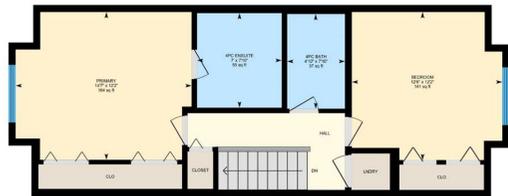






54 Sherwood Ln NW, Calgary, AB

1st Floor Exterior Area 633.06 sq ft
Interior Area 953.45 sq ft



PREPARED: 2020/01/28

White regions are excluded from total floor area in GUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



54 Sherwood Ln NW, Calgary, AB

Front Landing (Below Grade) Exterior Area 118.02 sq ft
Interior Area 82.24 sq ft
Excluded Area 476.18 sq ft



PREPARED: 2020/01/28

White regions are excluded from total floor area in GUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



54 Sherwood Ln NW, Calgary, AB

Main Floor Exterior Area 534.56 sq ft
Interior Area 932.42 sq ft



PREPARED: 2020/01/28

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