



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3 SHERWOOD Crescent, Calgary T3R 0C9**

MLS®#: **A2188436**

Area: **Sherwood**

Listing Date: **01/17/25**

List Price: **\$699,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2008**

Finished Floor Area

Abv Sqft: **2,403**

Low Sqft:

Ttl Sqft: **2,403**

Lot Information

Lot Sz Ar: **5,306 sqft**

Lot Shape:

DOM

**5**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Corner Lot,Front Yard,Lawn,Irregular Lot,Landscaped,Street Lighting**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Rain Gutters**

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

Kitchen Appl: **Garage Control(s),Microwave,Refrigerator,Stove(s),Window Coverings**  
Int Feat: **Open Floorplan,Pantry,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>16`0" x 15`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`11" x 16`5"</b>
<b>Office</b>	<b>Main</b>	<b>10`7" x 12`1"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`0" x 12`7"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`8" x 15`2"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>10`11" x 5`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`2" x 11`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>1`11" x 11`3"</b>
<b>Pantry</b>	<b>Main</b>	<b>3`11" x 4`3"</b>
<b>Entrance</b>	<b>Main</b>	<b>4`6" x 5`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`5" x 5`11"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>10`11" x 13`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`8" x 11`10"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>15`11" x 12`2"</b>

**4pc Bathroom**  
**Flex Space**  
**Family Room**

**Second**  
**Basement**  
**Basement**

**11`8" x 4`11"**  
**16`3" x 20`2"**  
**16`0" x 14`8"**

**Furnace/Utility Room**  
**Game Room**

**Basement**  
**Basement**

**9`6" x 12`3"**  
**9`11" x 19`9"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0815453**

Zoning:  
**R-G**

Remarks

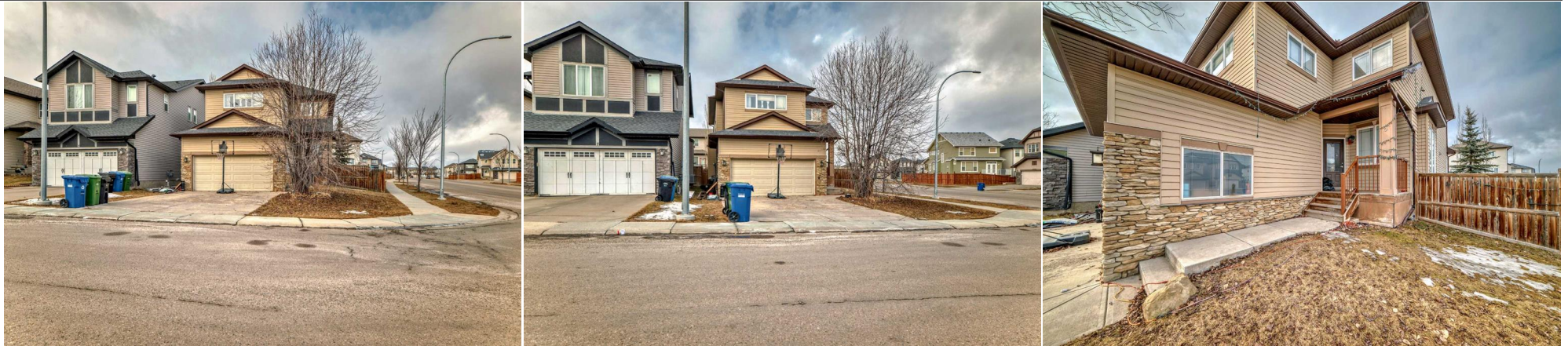
Pub Rmks:

**Spacious 2400 sq .ft Three bedroom family home. Features generous sized rooms and large west facing windows. Great open concept floor plan featuring a main floor den, a massive Living room and kitchen. Ideal for entertaining family and friends. The upper floor offers three large bedrooms including a Spacious primary bedroom and a luxurious spa inspired 5 piece ensuite with dual sinks and a massive soaker tub and oversized stand alone shower. Just off the bedrooms is a very spacious Bonus room. Ideal for family entertainment and relaxing. The basement is unfinished and awaits your persona l touch. Situated on a large corner lot with a west facing fenced back yard. Sherwood is a desirable family community located in Central North Calgary. Minutes to the Beacon Hill shopping centre and Costco, Stoney trail and Shaganappi trail.**

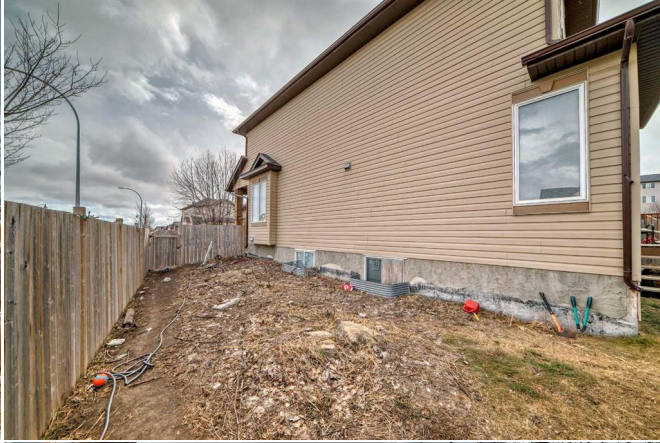
Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Real Estate (Central)**

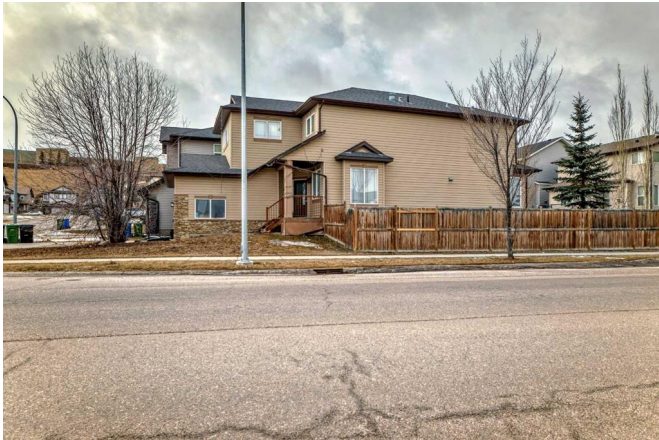
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**















ListSimple 3 Sherwood Cres NW, Calgary - MAIN



Room	Dimensions
Breakroom	10'11" x 11'1"
Kitchen/Pantry	8'8" x 11'7"
Living	16'0" x 15'0"
Dining	10'11" x 11'7"
Office	10'11" x 11'7"
Bathroom	5'11" x 4'11"
Laundry Garage	11'0" x 11'0"
Office	8'0" x 12'0"
Entrance	4'0" x 10'0"
Entry	11'0" x 14'0"
Deck	11'0" x 14'0"

Client: John Board  
January 16, 2023  
JOB #: 051708

ListSimple 3 Sherwood Cres NW, Calgary - UPPER 1



Room	Dimensions
Bedroom	10'11" x 11'0"
Bedroom	11'0" x 11'1"
Bedroom	11'0" x 11'0"
Bathroom	11'0" x 11'0"
Hall	11'0" x 11'0"
Ensuite	10'11" x 11'0"
Bonus	10'11" x 11'0"
Primary Bedroom	11'0" x 11'0"

Client: John Board  
January 16, 2023  
JOB #: 051708

ListSimple 3 Sherwood Cres NW, Calgary - BASEMENT



Room	Dimensions
Basement	16'0" x 12'0"
Basement	16'0" x 12'0"
Basement	11'0" x 11'0"
Basement	11'0" x 11'0"

Client: John Board  
January 16, 2023  
JOB #: 051708