



THE
A-TEAM

**RE/MAX
FIRST**

74 SHERWOOD Terrace, Calgary T3R 1M9

MLS®#: **A2191396** Area: **Sherwood** Listing Date: **02/04/25** List Price: **\$775,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2005** Abv Sqft: **2,041**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,090 sqft** Ttl Sqft: **2,041**
 Lot Shape:

DOM

18
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Landscaped, Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Hardwood, Tile**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`5" x 4`8"	Bedroom - Primary	Upper	14`0" x 12`0"
5pc Ensuite bath	Upper	10`7" x 11`5"	Bedroom	Upper	9`11" x 9`11"
4pc Bathroom	Upper	7`6" x 4`11"	Bedroom	Upper	10`1" x 12`11"
Bedroom	Basement	8`5" x 13`3"	3pc Bathroom	Basement	7`3" x 5`3"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

0313614

R-G

Remarks

Pub Rmks: **| 4 BEDS | 3.5 BATHS | DOUBLE ATTACHED GARAGE | WALKOUT BASEMENT | Welcome to this beautiful 2-storey home in the community of Sherwood! Featuring 4 bedrooms and 3.5 bathrooms, this home offers a bright and open main level with a spacious living area that flows seamlessly into the kitchen. A door off the dining area leads to a large deck, perfect for outdoor gatherings. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find 3 good-sized bedrooms, and 2 bathrooms including a primary bedroom with a large walk-in closet and a 5-piece ensuite. There is also a large bonus room with vaulted ceilings which is perfect for relaxation or entertainment. The fully finished walk-out basement offers a fourth bedroom, a 3-piece bathroom, and easy access to the patio and large backyard—perfect for enjoying the outdoors. Located close to shopping, transit, parks, restaurants, and more. Call your favourite agent for a showing today!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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







