



**Sherwood Park**      **25 Nottingham**  
73 Nottingham BV

**LP:**      **\$459,900**  
**SP:**      **M**

**ACTIVE**

|                       |                      |                      |                |
|-----------------------|----------------------|----------------------|----------------|
| <b>Type:</b>          | Residential Attached | <b>Listing ID#:</b>  | E4250581       |
| <b>Style:</b>         | Bungalow             | <b>Bdrms Above:</b>  | 1              |
| <b>Year Built:</b>    | 1992                 | <b>Bdrms Total:</b>  | 2              |
| <b>Full Baths:</b>    | 3                    | <b>Basement:</b>     | Full           |
| <b>Half Baths:</b>    | 0                    | <b>Bsmnt Dev:</b>    | Fully Finished |
| <b>Tot A.G. SqFt:</b> | 1,337.43             | <b>Tot A.G. SqM:</b> | 124.25         |

Welcome to this 1,337 sqft bungalow located in the exclusive gated community of Excalibur Estates. The main floor features a large foyer area and private office. The bright kitchen has new countertops, new pot lights and has plenty of storage and ample counterspace. The eating area located right off the kitchen also overlooks the beautiful deck and backyard. The formal dining room is large enough for family gatherings. The home has just been totally repainted and bathrooms updated. The bright and open living room features a gas fireplace. Finishing off the main level is a spacious master bedroom with walk in closet and 3pc ensuite, a 4pc main bathroom with jacuzzi tub, main floor laundry and built-in Sonos sound system. Downstairs you will find a large family room with wet bar, rec room area and a large bedroom with a 3pc ensuite. This is the home you have been waiting for!

**Directions:**

**Virtual Tour:**

**Brochure:**

|                       | 1Pc                             | 2Pc | 3Pc | 4Pc                  | 5Pc | 6Pc | Level              | SqM    | SqFt     |
|-----------------------|---------------------------------|-----|-----|----------------------|-----|-----|--------------------|--------|----------|
| <b>Baths:</b>         | 0                               | 0   | 0   | 1                    | 0   | 0   | <b>Main:</b>       |        |          |
| <b>Ensuite Baths:</b> |                                 | 0   | 2   | 0                    | 0   | 0   | <b>Upr:</b>        |        |          |
| <b>Finish Levels:</b> | 2                               |     |     |                      |     |     | <b>AbGd:</b>       |        |          |
| <b>Fireplace Y/N:</b> | Y <b>Fireplace Type:</b> Mantel |     |     |                      |     |     | <b>Lowr:</b>       |        |          |
| <b>Parking:</b>       | Double Garage Attached          |     |     |                      |     |     | <b>BIGd:</b>       |        |          |
| <b>Garage Dim:</b>    |                                 |     |     | <b>Prk Encl/Ttl:</b> | /   |     | <b>Total A.G.:</b> | 124.25 | 1,337.43 |

|                     |           |   |                         |           |   |                        |           |   |
|---------------------|-----------|---|-------------------------|-----------|---|------------------------|-----------|---|
| <b>Living Room:</b> | 5.84x3.62 | M | <b>Primary Bedroom:</b> | 4.72x3.71 | M | <b>Recreation Room</b> | 6.41x3.92 | B |
| <b>Dining Room:</b> | 3.39x3.22 | M | <b>Bedroom 2:</b>       | 5.84x4.19 | B | <b>Storage Room</b>    | 2.03x0.91 | B |
| <b>Kitchen:</b>     | 3.32x3.10 | M | <b>Bedroom 3:</b>       |           |   | <b>Utility Room</b>    | 6.49x3.38 | B |
| <b>Family Room:</b> | 4.44x4.19 | B | <b>Bedroom 4:</b>       |           |   |                        |           |   |
| <b>Den:</b>         | 3.44x3.10 | M | <b>Laundry Room</b>     | 2.54x1.88 | M |                        |           |   |
| <b>Bonus Room:</b>  |           |   |                         |           |   |                        |           |   |

|                         |                             |                      |              |
|-------------------------|-----------------------------|----------------------|--------------|
| <b>Flooring:</b>        | Carpet, Hardwood            | <b>Foundation:</b>   | Concrete     |
| <b>Construction:</b>    | Wood Frame                  | <b>Heating Type:</b> | Forced Air-1 |
| <b>Roof:</b>            | Clay Tile                   | <b>Heat Source:</b>  | Natural Gas  |
| <b>Exterior:</b>        | Brick, Stucco               | <b>Features:</b>     | Deck         |
| <b>Site Influences:</b> | Gated Community, Landscaped |                      |              |

|                        |  |                      |   |
|------------------------|--|----------------------|---|
| <b>Goods Included:</b> | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer | <b>Restrictions:</b> | Adult Living, Pet Restrict/Board Approv |
|------------------------|--|----------------------|---|

**Goods Excluded:**

**Warranty:**

|                     |  |                         |  |                        |  |
|---------------------|--|-------------------------|--|------------------------|--|
| <b>Elem School:</b> |  | <b>Jr. High School:</b> |  | <b>Sr High School:</b> |  |
|---------------------|--|-------------------------|--|------------------------|--|

|                        |   |                          |  |
|------------------------|---|--------------------------|--|
| <b>Condo Name:</b>     |   | <b>Condo Fee Inclcd:</b> |  |
| <b>Condo Fee:</b>      |   | <b>Elevator Y/N</b>      |  |
| <b>Floor Location:</b> |   | <b>Floor Number:</b>     |  |
| <b>Balcony/Terrace</b> |   | <b>Unit Exposure:</b>    |  |
| <b>HOA Fee:</b>        | \$249.94  |                          |  |
| <b>HOA Fee Incl:</b>   | Landscape/Snow Removal, Professional Management |                          |  |

|                      |                 |                       |             |                     |      |
|----------------------|-----------------|-----------------------|-------------|---------------------|------|
| <b>Total Lot M2:</b> | 506.00          | <b>Lot Shape:</b>     | Rectangular | <b>Lot Dimen:</b>   |      |
| <b>Frontage:</b>     |                 | <b>Depth:</b>         |             | <b>Zoning:</b>      |      |
| <b>Conform:</b>      |                 | <b>Conform Yr:</b>    |             | <b>Front Expos:</b> | East |
| <b>Taxes:</b>        | \$2,998.90 2020 | <b>Local Improve:</b> |             |                     |      |