



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**17 Sherwood Crescent
Rural Cypress County, Alberta**

MLS # A2257932



\$925,000

Division:	Elkwater		
Type:	Residential/House		
Style:	Cottage/Cabin		
Size:	1,938 sq.ft.	Age:	1985 (41 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Driveway, Parking Pad		
Lot Size:	2.25 Acres		
Lot Feat:	Landscaped, Many Trees, See Remarks, Views		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Laminate

Roof: Metal

Basement: Full

Exterior: Composite Siding, Wood Frame

Foundation: Poured Concrete

Features: Vaulted Ceiling(s)

Water: Public

Sewer: Public Sewer

Condo Fee: -

LLD: 24-8-3-W4

Zoning: PP , Provincial Park

Utilities: -

Inclusions: Call seller directly, All Furniture included except Moose head and antique stove

Click brochure link for more details. Stunning 3-Bedroom Cabin with Unmatched Views in Elkwater, Alberta Welcome to one of the most sought-after properties in Elkwater — this charming 3-bedroom cabin offers everything you need for the perfect getaway or year-round living. Property Highlights: 3 bedrooms Comfortably sleeps up to 10 people Wood-burning fireplace upstairs for cozy winter nights Gas fireplace downstairs adds warmth and convenience Breathtaking panoramic views — arguably one of the best in all of Elkwater! Open-concept living/dining area with large windows and rustic charm Fully equipped kitchen and generous outdoor space for entertaining or relaxing Whether you're enjoying a quiet morning coffee on the deck, warming up after a day on the trails, or hosting family and friends, this cabin is built for comfort and unforgettable experiences. Location: Nestled in the heart of Cypress Hills Interprovincial Park, just minutes from Elkwater Lake, local hiking trails, and year-round outdoor adventures.