

\$649,900 - 135 Catria Pt, Sherwood Park

MLS® #E4426441

\$649,900

3 Bedroom, 3.00 Bathroom, 2,185 sqft

Single Family

Cambrian, Sherwood Park, Alberta

The Julianna by San Rufo Homes is a beautifully designed 3-bedroom, 2.5-bathroom two-story home that seamlessly blends style and functionality. The main floor features a versatile den, perfect for a home office or playroom, while a mudroom off the double attached garage keeps essentials organized. A walk-through pantry connects the mudroom to the gourmet kitchen, which boasts a spacious island with a flush eating bar, ideal for casual dining and entertaining. The bright dining area with sliding patio doors extends the living space outdoors. Upstairs, a striking sunken bonus room with vaulted ceilings provides a stunning retreat, while the primary bedroom offers a luxurious ensuite with dual sinks, a walk-in closet, and a freestanding tub. A smartly designed laundry room, side entrance, and 9-foot ceiling unfinished basement add convenience and future possibilities. (id:36535)

Built in 2025

Essential Information

Listing #	E4426441
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,185
Year Built	2025



Type	Single Family
Sub-Type	Freehold

Community Information

Address	135 Catria Pt
Subdivision	Cambrian
City	Sherwood Park
Province	Alberta
Postal Code	T8A4V2

Amenities

Amenities	Playground, Shopping
Features	Park/reserve, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	1

Interior

Heating	Forced air
Fireplace	Yes
Fireplace Fuel	Electric
Fireplace Type	Insert
# of Stories	2
Has Basement	Yes
Basement Type	Full (Unfinished)
Basement Development	Unfinished

Listing Details

Listing Office	Courtesy Of Jeff D. Jackson Of Bode
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