Courtesy Of JR Caputo Of Exp Realty

$546,900 - 22 Catria Point, Sherwood Park

MLS® #E4451093

$546,900
3 Bedroom, 2.50 Bathroom, 1,807 sqft
Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Welcome to modern luxury in Cambrianâ€”one of Sherwood Parkâ€™s newest and most vibrant communities. This stunning 3-bedroom, 2.5-bath home offers a functional, stylish layout with thoughtful design throughout. The main floor features a striking two-tiered living space filled with natural light, perfect for entertaining or relaxing. Built-in arches add architectural charm, while 9-foot ceilings on both the upper floor and basement create an airy, open feel. The chef-inspired kitchen and contemporary finishes throughout elevate the space. Upstairs, retreat to a spa-like ensuite in your spacious primary suite. A double garage is included for added convenience. With every detail carefully curated and a location that blends green space with urban ease, this home is the perfect blend of sophistication and comfort.

Built in 2025

Essential Information

MLS® #	E4451093
Price	$546,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,807

Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	22 Catria Point
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 3A9

Amenities

Amenities	Ceiling 9 ft., See Remarks, 9 ft. Basement Ceiling
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Opener, See Remarks
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl, Hardie Board Siding
Exterior Features	Playground Nearby, Public Transportation, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl, Hardie Board Siding
Foundation	Slab

Additional Information

Date Listed	August 3rd, 2025

Days on Market	9
Zoning	Zone 25

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