

\$644,900 - 139 Catria Point(e), Sherwood Park

MLS® #E4426525

\$644,900

3 Bedroom, 2.50 Bathroom, 1,990 sqft

Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

The Tristen by San Rufo Homes is a stunning 3-bedroom, 2.5-bathroom two-story home that blends modern elegance with functional design. A double attached garage leads into a convenient mudroom with a walk-through pantry, making grocery unloading effortless. The heart of the home is the striking open-to-above great room, flooding the space with natural light and enhancing its airy ambiance. The spacious kitchen boasts full quartz countertops, a large eat-at island, and a sleek hood fan, creating a stylish yet practical cooking space. Upstairs, the expansive primary bedroom offers a spa-inspired ensuite with a drop-in tub, separate shower, and a generous walk-in closet, providing the perfect retreat. A versatile main-floor den and a large second-floor bonus room allow for endless possibilities, whether for work, relaxation, or play. With an unfinished basement featuring 9-foot ceilings, a side entrance for potential future development, and premium finishes throughout.

Built in 2025

Essential Information

MLS® # E4426525

Price \$644,900

Bedrooms 3



| | |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,990 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 139 Catria Point(e) |
| Area | Sherwood Park |
| Subdivision | Cambrian |
| City | Sherwood Park |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8A 4V2 |

Amenities

| | |
|----------------|--|
| Amenities | Closet Organizers, No Animal Home, No Smoking Home |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | None |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Fiber Cement, Stone, Vinyl |
| Exterior Features | Park/Reserve, Playground Nearby, Schools |
| Roof | Asphalt Shingles |

| | |
|--------------|----------------------------------|
| Construction | Wood, Fiber Cement, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 20th, 2025 |
| Days on Market | 88 |
| Zoning | Zone 25 |

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