

Courtesy Of Jeff D Jackson Of Bode

## \$659,900 - 143 Catria Point(e), Sherwood Park

MLS® #E4426522

**\$659,900**

3 Bedroom, 2.50 Bathroom, 2,182 sqft

Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

The Evan by San Rufo Homes is a stunning blend of elegance and functionality, offering 3 bedrooms and 2.5 baths designed for modern living. The chic kitchen features a spacious island with an eating bar, sleek quartz countertops, and a stylish hood fan above the stove, while a walk-through pantry with direct garage access makes unloading groceries a breeze. The generous dining area is perfect for gatherings, complemented by expansive windows that flood the home with natural light. Upstairs, a spacious bonus room provides endless possibilities, while the primary ensuite impresses with a spa-inspired drop-in tub, separate shower, and high-end finishes. A striking open-to-above stairwell adds to the grandeur, and a side entrance offers flexibility for future development. Plus, the unfinished basement with 9-foot ceilings presents limitless potential, making this home as versatile as it is beautiful. Photos are representative

Built in 2025

### Essential Information

MLS® #	E4426522
Price	\$659,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,182
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	143 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, Stone, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 20th, 2025

Days on Market                30

Zoning                            Zone 25

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