# \$644,900 - 143 Catria Point(e), Sherwood Park

MLS® #E4446279

#### \$644,900

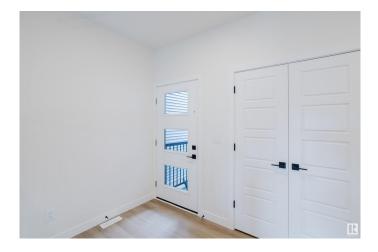
3 Bedroom, 2.50 Bathroom, 2,153 sqft Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

PREMIUM EXECUTIVE 2 STOREY! The Evan, built by San Rufo Homes is stunning! The superior craftsmanship & attention to detail is evident as soon as you step inside. Featuring a modern open floor plan, quartz counters, quality vinyl plank flooring & designer lighting throughout. The main level has a bright & spacious entry, chef's kitchen, high end cabinetry, huge eat up island & w/through pantry linked to the garage. The dining area has patio doors & is open to the elegant living room with stylish linear fireplace & completed with a 2 pce bath & handy mudroom. Upstairs, which is open to below, has a fabulous bonus room, high vaulted ceilings, family bathroom, 3 bedrooms, the primary with a massive w/i closet, luxury ensuite, dual sinks, sunken tub & glass shower. The basement has 9ft ceilings, eliminating that †basement feel' offering lots more future living space. The attractive exterior has stone accents & double garage. Close to parks, playgrounds & ravine trails – a great community to raise a family.







Built in 2025

#### **Essential Information**

MLS® #	E4446279
Price	\$644,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,153
Acres	0.00
Year Built	2025
Туре	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, Detectors Smoke, Vaulted Ceiling, See Remarks, 9
	ft. Basement Ceiling
Parking Spaces	4

Parking	Double Garage Attached
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# 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, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

#### **Additional Information**

Date Listed	July 5th, 2025

- Days on Market 73
- Zoning Zone 25

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Listing information last updated on September 16th, 2025 at 1:47am MDT