

Courtesy Of David Lofthaug Of Bode

\$620,000 - 139 Catria Point(e), Sherwood Park

MLS® #E4449267

\$620,000

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® # E4449267

Price \$620,000

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	July 23rd, 2025
Days on Market	20
Zoning	Zone 25

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