

## \$649,900 - 171 Catria Point(e), Sherwood Park

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MLS® #E4426081

**\$649,900**

3 Bedroom, 2.50 Bathroom, 2,148 sqft

Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

The Maeve is intuitively designed to provide you and your family a fantastic place to call home. As you enter, you're greeted by a foyer, flex room (ideal for an office or craft room) and bathroom, all leading to a galley kitchen that overlooks the spacious great room and dining area. The designer kitchen boasts a walk-through pantry that leads through to the mudroom, which is just off the double garage. The second floor features two secondary bedrooms, a full bathroom, and large bonus room. The impressive primary bedroom offers a roomy ensuite with two vanities, free-standing tub, and walk-in shower. Plus, the primary walk-through closet leads to the upstairs laundry room. This stunning single-family home features 2088 sq. ft., 3 Bedrooms, 2.5 bathroom, spacious second floor bonus room, convenient walk-through pantry and more! -Side Entrance included for a potential future development , with the Basement Ceiling Height upgraded to 9'6"™ for a more spacious feel. Photos are representative



Built in 2025

### Essential Information

MLS® # E4426081

Price \$649,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,148                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 171 Catria Point(e) |
| Area        | Sherwood Park       |
| Subdivision | Cambrian            |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8H 2Z7             |

### Amenities

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

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Garage Control, Hood Fan, Refrigerator, Stove-Electric |
| 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 17th, 2025 |
| Days on Market | 33               |
| Zoning         | Zone 25          |

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Listing information last updated on April 19th, 2025 at 8:32pm MDT