

## \$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	8
Zoning	Zone 25

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