# \$997,998 - 12 Newbury Ci, Sherwood Park

MLS® #E4438142

#### \$997,998

3 Bedroom, 2.50 Bathroom, 1,422 sqft Single Family on 0.00 Acres

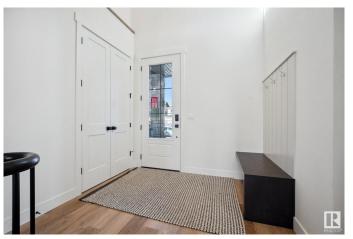
Salisbury Village, Sherwood Park, AB

Another quality build by Launch Homes! This 1,422 sq ft luxury bungalow in Salisbury Village offers the perfect blend of comfort, style, and ease of living—an ideal fit for down sizers or retirees looking to simplify without compromise. Featuring 3 bedrooms, 2.5 bathrooms, and a flexible den space, this thoughtfully designed home showcases warm modern organic finishes inspired by Launchâ€<sup>TM</sup> Homes award-winning Empress Show home. The open-concept main floor includes built-in appliances, large island, and clean, elegant lines that create a functional and welcoming atmosphere. The basement is fully finished with golf

simulator–ready—perfect for year-round enjoyment or entertaining family and friends. Set in one of Sherwood Park's most sought-after neighbourhoods, this home is the perfect opportunity to settle into a quieter pace without giving up the quality and design you love. Estimated Possession: October 2025







Built in 2025

#### **Essential Information**

MLS® #	E4438142
Price	\$997,998
Bedrooms	3
Bathrooms	2.50

2
1
1,422
0.00
2025
Single Family
Detached Single Family
Bungalow
Active

## **Community Information**

Address	12 Newbury Ci
Area	Sherwood Park
Subdivision	Salisbury Village
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8B 0E8

## Amenities

Amenities	Air Conditioner, See Remarks
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 23rd, 2025

Days on Market 17

Zoning Zone 25

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Listing information last updated on June 9th, 2025 at 4:47pm MDT