

## \$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                   |
| Type           | 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                                                                   |

### 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 | 75             |
| Zoning         | Zone 25        |

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Listing information last updated on September 18th, 2025 at 3:32pm MDT