

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 | 14              |
| Zoning         | Zone 25         |

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Listing information last updated on August 5th, 2025 at 10:47pm MDT