

Courtesy Of Caitlin Kanizaj And Steve P Kanizaj Of MaxWell Progressive

## \$899,900 - 3 Newbury Circle, Sherwood Park

MLS® #E4443191

**\$899,900**

3 Bedroom, 2.50 Bathroom, 1,357 sqft  
Single Family on 0.00 Acres

Salisbury Village, Sherwood Park, AB

Discover luxury low maintenance living in this stunning executive duplex bungalow ideally located backing onto serene greenspace & natural wetlands. Offering a total of 2366 sqft of finished living space, this home blends modern elegance with thoughtful design & premium inclusions all wrapped into one exceptional price with no HOA or condo fees. Step inside & be greeted by vaulted great room ceilings soaring up to 13'6"™, rake windows that flood the home with natural light, & hardwood flooring throughout the main living areas & primary suite. The chef-inspired kitchen features a central island over 8'6"™ long, full-height pantry cabinetry, & a Bosch appliance package. The main floor is completed by a luxurious primary retreat with heated tile floors in the ensuite, double vanities, & a fully tiled walk-in shower. Downstairs entertain in style with a wet bar including a dishwasher and sink, a spacious rec room, 2 additional bedrooms, & full bath perfect for guests. Turn key w A/C, deck, fence, appliances & more!



Built in 2024

### Essential Information

MLS® #	E4443191
Price	\$899,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,357
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	3 Newbury Circle
Area	Sherwood Park
Subdivision	Salisbury Village
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8B 0G1

### Amenities

Amenities	Air Conditioner, Bar, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Wet Bar, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Wine/Beverage Cooler, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	2
Has Basement	Yes

Basement Full, Finished

## Exterior

Exterior Wood, Stone, Hardie Board Siding

Exterior Features Backs Onto Lake, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Hardie Board Siding

Foundation Concrete Perimeter

## Additional Information

Date Listed June 19th, 2025

Days on Market 66

Zoning Zone 25

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