



## 34 Cerbat Crescent Sherwood Park AB

\$414,900

Welcome to The Maxwell, by Rohit - Award Winning Builder, located in the newest Sherwood Park Community of Cambrian. Purposefully designed to make living better! This 1471 sqft, 2 Storey duplex offers 3 bedrooms, 2.5 baths & side entrance to the basement. The "Glass Tower" design style offers casual elegance throughout the spacious layout made for entertaining with the open concept living & dining area. The kitchen features plenty of cabinets, pantry & quartz island. Moving upstairs you will find a king sized primary suite featuring a walk in closet & 4pc ensuite. 2 bedrooms are both generous in size, a 4pc bath, laundry room & flex room compliment this stylish home. You will LOVE living in Cambrian located north on Clover Bar Road just east of Greenland Garden Centre, featuring multiple parks, playgrounds, dog park & 8kms of ravine trails through Oldman Creek! It will also be the home to future schools & shopping PLUS easy access to Hwy 16 & the Anthony Henday.

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

megan@hodgesandmohr.com  
<http://www.hodgesandmohr.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)