



## Sherwood Park Alberta

\$1,225,000

Situated on a rare 1/2 -acre lot in the sought-after Estates of Sherwood Park, this exceptional property offers the perfect balance of acreage living with urban convenience. Located adjacent to a baseball diamond, a soccer field and an ODR, outdoor recreation is right at your doorstep. This stunning 4 bed, 4 bath home features a heated triple-car garage and an oversized driveway with parking for up to 6 vehicles. Inside, the open-concept layout delivers a warm inviting feel, highlighted by a chef-inspired kitchen with a show-stopping 12-foot granite island--ideal for entertaining. The main floor boasts 2 beautiful living rooms surrounded by walls of windows that flood the home with tons of natural light. Step outside to the ultimate backyard with 2 private patios, and offering over 10,000 sq/ft of outdoor living space, perfect for a future hockey rink, swimming pool, and fabulous summer gatherings. Walking distance to restaurants and groceries, this is truly a one-of-a-kind property in an unbeatable location! (id:6769)

Bedroom 4 3.81 m X 3.16 m

Games room 3.63 m X 5.83 m

Living room 5.2 m X 4.58 m

Dining room 5.21 m X 4.17 m

Kitchen 7.21 m X 4.41 m

Family room 4 m X 4.64 m

Laundry room 2.48 m X 2.35 m

Primary Bedroom 4.6 m X 4.77 m

Bedroom 2 4 m X 5.03 m

Bedroom 3 3.57 m X 4.61 m

Listing Presented By:



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