



## 23 CANYON Drive Sherwood Park AB

\$539,900

Welcome to this meticulously maintained family home in Clover Bar Ranch, tucked onto a quiet street & featuring 5 bedrooms & 3.5 baths. A charming front verandah welcomes you & invites you into find a spacious entrance with gleaming hardwood flooring & vaulted ceilings throughout the living & dining room. NEW kitchen offers plenty of cabinets, stainless steel appliances & granite island that overlooks the breakfast nook & family room with cozy fireplace. Complimenting the functional layout is a den, guest bath & laundry room. Moving upstairs you will find a king sized primary suite with luxurious ensuite. 2 additional bedrooms are both generous in size & 4pc bath complete the upper level. ENJOY the fully finished basement with entertaining sized rec room with beverage station, 2 more bedrooms, 3pc bath & tons of storage space. LOVE the landscaped yard with tiered deck & surrounded by mature trees, all just steps away from parks, splash park, trails, schools & shopping. OVERSIZED GARAGE & NEWER SHINGLES!

Listing Presented By:



Originally Listed by:  
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