



## 28 CARLYLE Crescent Sherwood Park AB

\$535,000

Welcome to this beautiful 2-story home in Lakeland Ridge! Offering 1,914 sqft, this home features 3 bedrms & 2.5 baths. Upon entry, you are greeted by an impressive open-to-below ceiling. The spacious living room, complete w/ a gas FP, flows effortlessly into the kitchen, which boasts a walk-through pantry. The main floor also includes a convenient laundry room. Upstairs, you'll find a massive bonus room w/ vaulted ceilings. The primary bedrm features a 5pc ensuite. 2 additional bedrms & a 4pc bath complete this level. The unfinished basement offers endless potential for customization. Step outside to the beautifully landscaped yard w/ a deck, perfect for summer. Oversized garage (22 x 23). Recent Upgrades include furnace, hot water tank, air conditioner, & a new roof, completed in 2022. Located close to all amenities, including schools, parks, & shopping this home offers convenience & easy access to to everything your family needs.

Listing Presented By:



Originally Listed by:  
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