



## 3 HIGHCLIFF Point(e) Sherwood Park AB

\$595,000

Welcome to this IMMACULATE, PRIDE OF OWNERSHIP 2 Story home in sought after Heritage Hills! NEW VINYL PLANK FLOORING throughout main floor! Well appointed kitchen has NEWER GRANITE countertops, NEWER BACKSPLASH, UNDER CABINET LIGHTS, & NEWER SS APPLS! OPEN CONCEPT to eating area & spacious family room w/wood burning fireplace! Off family room is a bedroom/home office, as well as 3 pce bath & laundry room with sink/cabinetry. Huge primary bedroom retreat has his & hers closets, & ensuite w/makeup desk, jacuzzi tub & spacious shower. Two more spacious bedrooms & 4 pce bath upstairs. Basement has NEWER CARPET, massive rec room & spacious storage area! Enjoy those summer evenings on the ENCLOSED UPPER DECK, leading to a lower deck & HOT TUB! Other upgrades include: DUAL FURNACES w/CENTRAL AIR for upper level, NEW INSULATED GARAGE DOOR, NEW FRONT DOOR/WINDOWS (2 yrs ago - back windows 2012), NEW CENTRAL VAC (3 yrs ago), UNDERGROUND SPRINKLER SYSTEM! This home is MOVE IN READY - PREPARE TO BE IMPRESSED!

Listing Presented By:



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