



## 44 AMESBURY Wynd Sherwood Park AB

\$799,000

Sitting on a corner lot across from GREEN SPACE & WALKING TRAILS, this well-appointed 2,328 SqFt 2-Storey has 5 Bedrooms & 3.5 bath. Nestled in the quiet neighbourhood of Salisbury Village, this family home is in great condition. Many Recent UPGRADES incl: Fully Finished Basement ('22); A/C; overhead storage racks in the Oversized Double Garage ('21) & custom shelving in the pantry & Primary Bedrm closet ('23). The main floor features a Den; Hardwood & a massive Mudrm adjoining a walk-through pantry to the large Kitchen featuring Quartz countertops w. island seating for 4. Enjoy nature views out all of the many large windows & abundant natural light year round. The 18' Fireplace feature wall is the focal point of the spacious Living Rm- visible from the open-to-below Bonus Rm. Upstairs is a large Primary Bedrm w. a lovely ensuite (Soaker tub; large tiled shower) & W/I Closet. A Laundry Rm has Counter/Cabinets. Other 2 Bedrms have W/I Closets. Bsmt has a Family Rm w. F/P; 2 Bedrms; Heated Floor in Bathrm

Listing Presented By:



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