



235 22550 TWP RD 522 Rural Strathcona County AB

\$1,395,000

Executive custom built home by the original owner with over 5600 sq ft total living space that is set amongst a treed Paradise in Sherwood Place & only 3 minutes to Sherwood PK. Main floor open concept features a chef's kitchen with marble top island, 48" wolf gas stove, custom fridge, walk through pantry to mud/laundry room, living room with wood burning fireplace, formal DR, upstairs are 2 office/flex rooms, Huge Primary suite with walk in closet & 4pc ensuite, 2 other BR's with Jack&Jill bathroom, main bath & bonus room with vaulted ceilings. FF walk-out basement has large rec room, games area & wet bar, a 4th BR & storage/utility rm. ICF basement, upgraded insulated walls upper 2 levels, in-floor heating in kitchen, basement & bthrms, cherry hardwood and ceramic tiled floors, 3 gas & 1 wd burning fireplaces, wired for hot tub, kinetic drinking water to tap & ice maker, in-floor heating in the triple garage, 3 gas lines to back deck, A/C, a yard cistern collects rain water, slate driveway. Features list at the home!



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