

## \$899,900 - 3 Newbury Circle, Sherwood Park

MLS® #E4443191

**\$899,900**

3 Bedroom, 2.50 Bathroom, 1,357 sqft

Single Family on 0.00 Acres

Salisbury Village, Sherwood Park, AB

Discover luxury low maintenance living in this stunning executive duplex bungalow ideally located backing onto serene greenspace & natural wetlands. Offering a total of 2366 sqft of finished living space, this home blends modern elegance with thoughtful design & premium inclusions all wrapped into one exceptional price with no HOA or condo fees. Step inside & be greeted by vaulted great room ceilings soaring up to 13'6"™, rake windows that flood the home with natural light, & hardwood flooring throughout the main living areas & primary suite. The chef-inspired kitchen features a central island over 8'6"™ long, full-height pantry cabinetry, & a Bosch appliance package. The main floor is completed by a luxurious primary retreat with heated tile floors in the ensuite, double vanities, & a fully tiled walk-in shower. Downstairs entertain in style with a wet bar including a dishwasher and sink, a spacious rec room, 2 additional bedrooms, & full bath perfect for guests. Turn key w A/C, deck, fence, appliances & more!



Built in 2024

### Essential Information

MLS® # E4443191

Price \$899,900

|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,357         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3 Newbury Circle  |
| Area        | Sherwood Park     |
| Subdivision | Salisbury Village |
| City        | Sherwood Park     |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8B 0G1           |

### Amenities

|               |                                                                                                                                                                                                                                                         |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Bar, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Wet Bar, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking       | Double Garage Attached                                                                                                                                                                                                                                  |
| Is Waterfront | Yes                                                                                                                                                                                                                                                     |

### Interior

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Wine/Beverage Cooler, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                  |
| Fireplaces        | Mantel, Stone Facing                                                                                                                                                                 |
| Stories           | 2                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                  |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Stone, Hardie Board Siding

Exterior Features      Backs Onto Lake, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Shopping Nearby

Roof                              Asphalt Shingles

Construction              Wood, Stone, Hardie Board Siding

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                  June 19th, 2025

Days on Market          61

Zoning                        Zone 25

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Listing information last updated on August 19th, 2025 at 1:32am MDT