

## \$849,900 - 48 Newbury Circle, Sherwood Park

MLS® #E4417234

**\$849,900**

3 Bedroom, 2.50 Bathroom, 2,483 sqft  
Single Family on 0.00 Acres

Salisbury Village, Sherwood Park, AB

Introducing "The Slate" built by award-winning Justin Gray Homes. This stunning 2465sqft residence features 3beds & 2.5baths. The open-to-above front foyer sets a grand entrance. The main floor features 10ft ceilings & 9ft on the upper floor & basement. Enjoy the elegance of engineered hardwood & set the ambiance w/ your built-in Sonos speakers. The main floor den is enclosed with glass walls, adding a modern touch. The kitchen boasts quartz countertops, shaker-style two-toned cabinets with soft-close drawers, & a butler's pantry w/a sink, accessible thru a dbl-arched hallway. Cozy up in the great room with a gas FP. Upstairs, find a spacious bonus room, 3 generously sized bedrooms. The stunning primary bedroom has a spa-like 5 pc ensuite w/a soaker tub & a huge WIC connected to the upstairs laundry for added convenience! With HW on demand, Hardie board siding, and over \$36k in upgrades. Don't miss out on this opportunity to live in sought after Salisbury! Live worry free with your 10 yr home warranty.

Built in 2024

### Essential Information

MLS® #	E4417234
Price	\$849,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,483
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	48 Newbury Circle
Area	Sherwood Park
Subdivision	Salisbury Village
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8B 0C4

### **Amenities**

Amenities	On Street Parking, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Hood Fan, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Hardie Board Siding
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Exterior Features	Golf Nearby, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Slab

### **Additional Information**

Date Listed	January 7th, 2025
Days on Market	86
Zoning	Zone 25

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Listing information last updated on April 3rd, 2025 at 3:18pm MDT