Courtesy Of Andy T Huynh Of Exp Realty

$769,896 - 22 Newbury Circle, Sherwood Park

MLS® #E4450657

$769,896
3 Bedroom, 2.50 Bathroom, 2,288 sqft
Single Family on 0.00 Acres

Salisbury Village, Sherwood Park, AB

Step into luxury with this stunning 3-bedroom, 2.5-bath home featuring a main floor den and upper bonus roomâ€”perfect for families or working from home. Boasting over $80,000 in upgrades, this home is designed to impress. Exterior siding has been upgraded to durable James Hardie, with 9â€™ foundation walls and black wrap for added style and value. Inside, enjoy open-concept living with upgraded railings, an open to below great room, a spacious 60â€• electric fireplace with waterfall mantel, and a chef-inspired kitchen featuring a side-by-side fridge/freezer, built-in wall oven, 30â€• electric cooktop, and convenient garbage pull-out. The luxurious primary suite offers a private sitting area, free-standing soaker tub, upgraded tiled shower with glass door, and a walk-in closet. With thoughtful finishes throughout and exceptional attention to detail, this home combines elegance and function in every space. A rare opportunity to own a beautifully upgraded home ready for modern living in Sherwood Park.

Built in 2025

Essential Information

MLS® #	E4450657
Price	$769,896

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,288
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	22 Newbury Circle
Area	Sherwood Park
Subdivision	Salisbury Village
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8B 0E9

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Public Transportation, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 31st, 2025
Days on Market	18
Zoning	Zone 25

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Listing information last updated on August 18th, 2025 at 10:32am MDT