

## \$849,000 - 37 Birkshire Cresnet, Sherwood Park

MLS® #E4451906

**\$849,000**

4 Bedroom, 3.00 Bathroom, 2,469 sqft

Single Family on 0.00 Acres

Hillshire, Sherwood Park, AB

Welcome to this custom-built two-storey by JAI Homes in Hillshire—backing onto green space. The dramatic open-to-below layout is anchored by a chef’s kitchen with a full stainless-steel appliance package and oversized island, perfect for cooking and entertaining. Sleek glass railings and luxury vinyl plank on both levels create a modern, contemporary flow that feels both warm and refined. With a main floor bedroom and full bath that connects with a jack and jill like design. Upstairs you’ll find a spacious bonus room, convenient upper-level laundry, and three bedrooms—including a generous primary suite with a spa-like 4-piece ensuite, walk-in closet and vaulted ceilings. The basement level is a blank canvas, ready for your personal finishings and design ideas. Stylish, functional, and meticulously built—this Hillshire home is a rare find.

Built in 2025

### Essential Information

MLS® #	E4451906
Price	\$849,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,469



Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	37 Birkshire Cresent
Area	Sherwood Park
Subdivision	Hillshire
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8B 0C7

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Commercial, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Slab

### **Additional Information**

Date Listed	August 8th, 2025
Days on Market	3

## Zoning

## Zone 25

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Listing information last updated on August 11th, 2025 at 3:47pm MDT