

\$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 63

Zoning Zone 25

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Listing information last updated on August 21st, 2025 at 12:03pm MDT