

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 room—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 19  
Zoning Zone 25

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Listing information last updated on August 19th, 2025 at 7:47am MDT