



**Sherwood Park**    **25 Summerwood**  
 724 SUNCREST PT

**LP:**    **\$544,800**  
**SP:**



**ACTIVE**

<b>Type:</b>	Detached Single Family	<b>Listing ID#:</b>	E4052073
<b>Style:</b>	2 Storey	<b>Bdrms Above:</b>	3
<b>Year Built:</b>	2008	<b>Bdrms Total:</b>	3
<b>Full Baths:</b>	3	<b>Basement:</b>	Full
<b>Half Baths:</b>	1	<b>Bsmnt Dev:</b>	Fully Finished
<b>Tot A.G. SqFt:</b>	2,335.79	<b>Tot A.G. SqM:</b>	217.00

Absolutely stunning home with a WALK OUT FINISHED BASEMENT with tons of natural light. Gleaming hardwood floor throughout the main floor. Incredible finishing's create A HIGH END FEEL as soon as you walk in. The kitchen is a dream with a large eat-up bar, lots of storage and on top of that you have a walk in pantry. The LARGE SEPARATE DINING ROOM has COFFERED CEILINGS giving a NICE ARCHITECTURAL TOUCH to this home. The FRONT ROOM IS A FLEX ROOM and can be used as an office or a formal dining room as well. The house has stunning trim work and is finished very well. The upstairs has a LARGE BONUS ROOM with vaulted ceilings and fantastic windows. ALL BEDROOMS ARE A GOOD SIZE. Double doors lead into your HUGE MASTER BEDROOM. Enjoy a MASSIVE ENSUITE with deep soaker tub, glass shower, double sinks and fantastic storage. Walk out Basement has a 4th bedroom, incredible full bathroom, Family Room/Media room in the basement and a large office. This is truly an incredible house to see.

**Directions:**

**Virtual Tour:** <https://www.youtube.com/watch?v=d70GUIHKIY4&feature>    **Brochure:** <https://www.youtube.com/watch?v=d70GUIHKIY4&feature>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	1	1	1	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	0	0	1	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	3						<b>AbGd:</b>		
<b>Fireplace Y/N:</b>	<b>Fireplace Type:</b> Mantel			<b>Fireplace Fuel:</b> Gas			<b>Lowr:</b>		
<b>Parking:</b>	Double Garage Attached						<b>BIGd:</b>		
<b>Garage Dim:</b>	<b>Prk Encl/Ttl:</b> /						<b>Total A.G.:</b>	217.00	2,335.79

<b>Living Room:</b>	M	<b>Master Bedroom:</b>	U
<b>Dining Room:</b>	M	<b>Bedroom 2:</b>	U
<b>Kitchen:</b>	M	<b>Bedroom 3:</b>	U
<b>Family Room:</b>	B	<b>Bedroom 4:</b>	
<b>Den:</b>		<b>Office</b>	B
<b>Bonus Room:</b>	U		

<b>Flooring:</b>	Carpet, Ceramic Tile, Hardwood	<b>Foundation:</b>	Concrete
<b>Construction:</b>	Wood Frame	<b>Heating Type:</b>	Forced Air-1
<b>Roof:</b>	Asphalt Shingles	<b>Heat Fuel Desc:</b>	
<b>Exterior:</b>	Vinyl	<b>Features:</b>	Deck, Walkout Basement, See Remarks
<b>Site Influences:</b>	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks		

**Goods Included:** Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Stove-Electric, Washer, Window Coverings, Refrigerators-Two

**Restrictions:** None Known

**Goods Excluded:**

**Warranty:**

**Elem School:** <http://pinestreet.ca/>    **Jr. High School:** <http://sherwoodheights.org>    **Sr High School:** <http://salcomp.ca/>

<b>Condo Name:</b>		<b>Condo Fee Incl:</b>	
<b>Condo Fee:</b>		<b>HOA Fee:</b>	
<b>Floor Location:</b>		<b>Floor Number:</b>	
<b>Balcony/Terrace</b>		<b>Unit Exposure:</b>	
		<b>HOA Fee Incl:</b>	

<b>Total Lot M2:</b>		<b>Lot Shape:</b>	Rectangular	<b>Lot Dimen:</b>	
<b>Frontage:</b>		<b>Depth:</b>		<b>Zoning:</b>	
<b>Conform:</b>		<b>Conform Yr:</b>		<b>Front Expos:</b>	South
<b>Taxes:</b>	3,975.00    2016	<b>Local Improve:</b>	\$0		