

# \$669,900 - 27 Catria Point(e), Sherwood Park

MLS® #E4463432

## \$669,900

3 Bedroom, 2.50 Bathroom, 2,304 sqft  
Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

The Julianna by San Rufo Homes offers 2,304 sq ft of thoughtfully designed living space in the vibrant community of Cambrian. Priced at \$669,900, this spec home is currently at the rough-in stage, providing buyers the opportunity to secure a brand-new home nearing completion. The main floor features an open-concept layout that blends the kitchen, dining, and great room for seamless family living and entertaining. Upstairs, youâ€™™ll find three spacious bedrooms, including a private ownerâ€™™s bedroom with a full ensuite, along with a secondary full bath and convenient laundry area. Modern finishes and San Rufoâ€™™s craftsmanship create a perfect balance of style and functionality. With laned design, rear parking offers flexibility for future garage development. Located in Cambrian, one of St. Albertâ€™™s most desirable new communities, close to parks, pathways, and amenities. Photos are representative.



Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463432  |
| Price      | \$669,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |

|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,304                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 27 Catria Point(e) |
| Area        | Sherwood Park      |
| Subdivision | Cambrian           |
| City        | Sherwood Park      |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8H 3A9            |

### Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Closet Organizers, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                  |
| Parking        | Double Garage Attached                             |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                          |
| Exterior Features | Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                            |
| Construction      | Wood, Stone, Vinyl                                                                                          |
| Foundation        | Concrete Perimeter                                                                                          |

### Additional Information

Date Listed            October 24th, 2025

Days on Market      15

Zoning                Zone 25

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Listing information last updated on November 8th, 2025 at 6:47am MST