

## \$620,000 - 32 Signature Cove, Sherwood Park

MLS® #E4449097

**\$620,000**

2 Bedroom, 3.00 Bathroom, 1,357 sqft

Condo / Townhouse on 0.00 Acres

Summerwood, Sherwood Park, AB

Welcome to EXECUTIVE LIVING in a quiet cul-de-sac. This IMMACULATE half duplex offers 2576 sq.ft. with 2 bedrooms, 2 flex rooms, and 3 full bathrooms. A spacious entrance with ceramic tile and 10ft ceilings leads to a stunning living room with 14ft vaulted ceilings and a stone gas fireplace. The GORGEOUS kitchen features abundant cabinetry, granite countertops, high-end appliances, and a large corner pantry. The primary bedroom boasts new flooring, a renovated 5-piece ensuite with large shower, double sinks, and a WIC. The main floor includes laundry, a 4-piece bathroom, and an office/flex room. A wide staircase with a stairlift leads to a fully developed basement with 9ft ceilings, a family/rec room, lounge, 2-sided gas fireplace, wet bar with sink and wine cooler, a large bedroom, a 3-piece bathroom, and a flex/crafts room. Enjoy a private deck, AC, underground sprinklers, a heated double garage, Gemstone outdoor lights, and low condo fees covering all lawn and snow care.

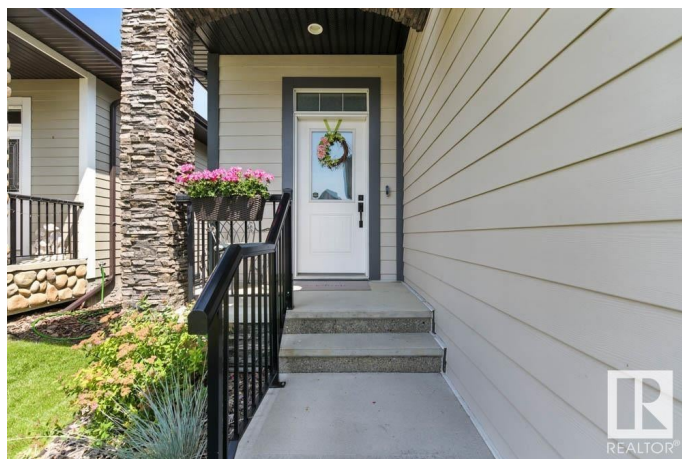
Built in 2013

### Essential Information

MLS® # E4449097

Price \$620,000

Bedrooms 2



Bathrooms	3.00
Full Baths	3
Square Footage	1,357
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	32 Signature Cove
Area	Sherwood Park
Subdivision	Summerwood
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0W8

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., No Animal Home, No Smoking Home, Patio, Sprinkler Sys-Underground, Vaulted Ceiling, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler, TV Wall Mount
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
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Exterior Features	Cul-De-Sac, Fenced, Landscaped, Low Maintenance Landscape, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 22nd, 2025
Days on Market	9
Zoning	Zone 25
Condo Fee	\$277

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Listing information last updated on July 31st, 2025 at 11:32am MDT