Sherwood Park **25** **Summerwood** **LP:** **$649,900**
4408 SUNHAVEN CO **SP:**

ACTIVE

Type:	Detached Single Family	**Listing ID#:**	E4165004
Style:	2 Storey	**Bdrms Above:**	3
Year Built:	2011	**Bdrms Total:**	4
Full Baths:	3	**Basement:**	Full
Half Baths:	1	**Bsmnt Dev:**	Fully Finished
Tot A.G. SqFt:	2,691.00	**Tot A.G. SqM:**	250.00

Stunning 2,600 sq ft home for sale in the community of Summerwood. 4 bedrooms 4 bathrooms. Main living area has custom book shelves, oversized gas fireplace and hardwood flooring . Kitchen has tons of cabinets & counter space, granite counters, marble with in-floor heat, island has large pot pullouts and beverage centre. Jen-air gas cook-top, built-in oven, microwave, Bosch dishwasher & garburator. Home has custom made drapes, also all windows are done in Hunter Douglas duets. The home has all new designer light fixtures. Ensuite is a 6-pc complete with his & hers areas and in-floor heating. There is another 5-pc washroom upstairs off the 2 large bedrooms, large flex room & upstairs laundry room. Basement is fully developed with tiled bathroom in-floor heating, full custom gym, storage room, another bedroom& kids playroom. Professionally landscaped with turf & composite deck. Aggregate driveway. Built-in speakers on all levels and outdoors, and heated garage. The list goes on and on!

Directions:

Virtual Tour: https://youtu.be/AvaVNsgikQI **Brochure:** http://www.4408-SunhavenCourt.com

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc
Baths:	0	1	1	0	1	0
Ensuite Baths:		0	0	0	0	1

Level	**SqM**	**SqFt**
Main:		
Uppr:		
AbGd:		
Lowr:		
BlGd:		
Total A.G.:	250.00	2,691.00

Finish Levels: 3
Fireplace Y/N: Y **Fireplace Type:** Mantel, Tile Surround **Fireplace Fuel:** Gas
Parking: Double Garage Attached, Heated, Insulated
Garage Dim: 26x25 **Prk Encl/Ttl:** 2 / 5

Living Room:	M	**Master Bedroom:**	U
Dining Room:	M	**Bedroom 2:**	U
Kitchen:	M	**Bedroom 3:**	U
Family Room:	L	**Bedroom 4:**	L
Den:	U		
Bonus Room:	U		

Flooring:	Ceramic Tile, Hardwood, Marble	**Foundation:**	Concrete
Construction:	Wood Frame	**Heating Type:**	Forced Air-1, In Floor Heat System
Roof:	Asphalt Shingles	**Heat Source:**	Natural Gas
Exterior:	Stone, Vinyl, Wood	**Features:**	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exercise Room, Front Porch, Programmable Thermostat, Vinyl Windows
Site Influences:	Cul-De-Sac, Fenced, Landscaped, Treed Lot		

Goods Included: Dishwasher-Built-In, Dryer, Freezer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler

Restrictions: None Known

Goods Excluded:

Warranty:
Elem School: holy spirit, lakelandridge **Jr. High School:** st.theresa **Sr High School:** ABJ,Sal.Bevfacey

Condo Name:		**Condo Fee Incld:**	
Condo Fee:	**HOA Fee:**		
Floor Location:	**Floor Number:**		
Balcony/Terrace	**Unit Exposure:**	**HOA Fee Incl:**	

Total Lot M2:	400.40		**Lot Shape:**	Rectangular	**Lot Dimen:**
Frontage:		**Depth:**	**Zoning:**		
Conform:		**Conform Yr:**	**Front Expos:**	South	
Taxes:	$3,871.54 2018		**Local Improve:**		