

# \$997,998 - 12 Newbury Ci, Sherwood Park

MLS® #E4449520

**\$997,998**

3 Bedroom, 2.50 Bathroom, 1,422 sqft  
Single Family on 0.00 Acres

Salisbury Village, Sherwood Park, AB

Another quality build by Launch Homes! This 1,422 sq ft luxury bungalow in Salisbury Village offers the perfect blend of comfort, style, and ease of living—an ideal fit for downsizers or retirees looking to simplify without compromise. Featuring 3 bedrooms, 2.5 bathrooms, and a flexible den space, this thoughtfully designed home showcases warm modern organic finishes inspired by Launch™ Homes award-winning Empress Show home. The open-concept main floor includes built-in appliances, large island, and clean, elegant lines that create a functional and welcoming atmosphere. The basement is fully finished with golf simulator—ready—perfect for year-round enjoyment or entertaining family and friends. Set in one of Sherwood Park’s most sought-after neighbourhoods, this home is the perfect opportunity to settle into a quieter pace without giving up the quality and design you love. Estimated Possession: October 2025

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4449520  |
| Price     | \$997,998 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,422                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 12 Newbury Ci     |
| Area        | Sherwood Park     |
| Subdivision | Salisbury Village |
| City        | Sherwood Park     |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8B 0E8           |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Air Conditioner, See Remarks       |
| Parking   | Double Garage Attached, Over Sized |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 2                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Finished                                                                                                      |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stone, Hardie Board Siding                                   |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Stone, Hardie Board Siding                                   |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

Date Listed July 24th, 2025

Days on Market 55

Zoning Zone 25

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Listing information last updated on September 17th, 2025 at 8:47am MDT