

## \$879,000 - 49 Birkshire Crescent, Sherwood Park

MLS® #E4463392

**\$879,000**

4 Bedroom, 3.00 Bathroom, 2,609 sqft

Single Family on 0.00 Acres

Hillshire, Sherwood Park, AB

Experience luxury and functionality in this stunning Talbot floor plan, offering over 2,600 sqft of beautifully designed living space. The home features an open-to-below living area accented by custom stonework, creating a grand yet inviting atmosphere. The chef-inspired kitchen is a true showpiece – complete with high-end appliances, a secondary kitchen, and a built-in bar fridge for added convenience. Floor to ceiling windows add incredible natural light throughout the home. Upstairs, unwind in the spacious bonus room, or retreat to your primary suite overlooking the green space, which feels like a private getaway with its incredible 5-piece ensuite. Every finish throughout the home is top-tier, showcasing exceptional craftsmanship and attention to detail. Offering a main floor bed or office and full bath this property is ready for a growing family. Set in the highly sought-after Hillshire community, this home combines modern elegance with timeless design.

Built in 2025

### Essential Information

MLS® # E4463392

Price \$879,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,609                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 49 Birkshire Crescent |
| Area        | Sherwood Park         |
| Subdivision | Hillshire             |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8B 0C7               |

### Amenities

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

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-2, Natural Gas |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Hardie Board Siding                                                        |
| Exterior Features | Backs Onto Park/Trees, Fenced, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                        |
| Construction      | Wood, Stone, Hardie Board Siding                                                        |
| Foundation        | Slab                                                                                    |

**Additional Information**

Date Listed               October 24th, 2025  
Days on Market       6  
Zoning                    Zone 25

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