

## \$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.

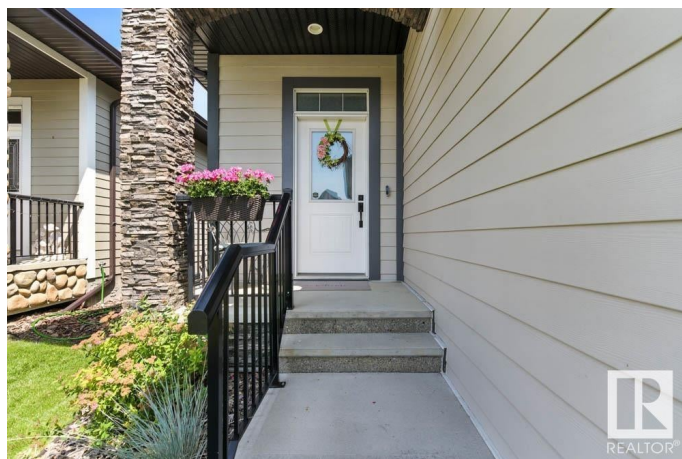
Built in 2013

### 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 |
|----------|----------------------------------|

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| 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 | 14              |
| Zoning         | Zone 25         |
| Condo Fee      | \$277           |

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Listing information last updated on August 5th, 2025 at 5:02am MDT