

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

MLS® #E4457419

**\$620,000**

2 Bedroom, 3.00 Bathroom, 1,368 sqft

Condo / Townhouse on 0.00 Acres

Summerwood, Sherwood Park, AB

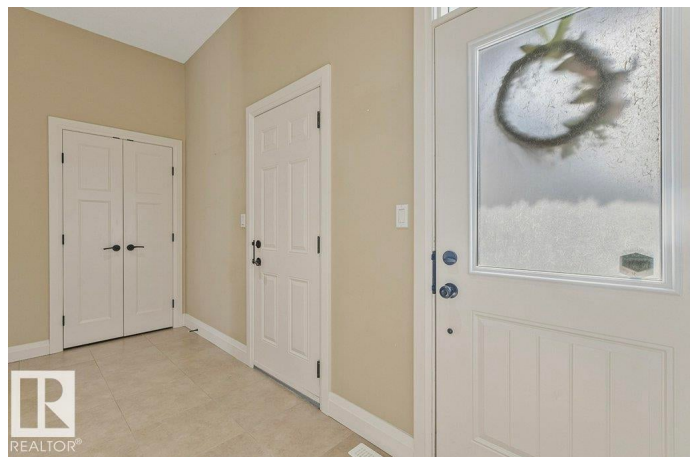
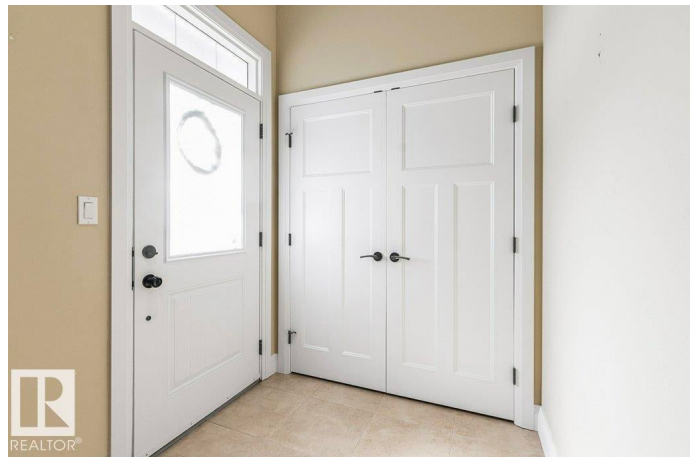
Located in desirable Summerwood, this impeccable BUNGALOW features EXECUTIVE LIVING at its best. No more shovelling, just relax & enjoy maintenance free lifestyle! Nestled in a quiet keyhole, your fully finished half duplex offers 2600+sqft w/ 2 bedrms, 2 flex rms & 3 full bathrms! Step into the spacious entry, with ceramic tile, 10'™ ceilings and tons of room to welcome guests. Inside, you'll LOVE the 14'™ vaulted ceilings & gorgeous STONE FIREPLACE. The kitchen showcases GRANITE countertops, ample cabinetry, SS appliances & corner pantry. Relax in the primary retreat, boasting new flooring, a renovated 5pc ensuite w/ WALK-IN shower, double sinks & WIC. The main floor includes laundry, 4pc bath & a den. An extra wide staircase w/ stairlift leads to a F/F basement w/ 9'™ ceilings, family rm, 2-sided gas F/P and wet bar w/ wine cooler! Completing the space is a large bedroom, 3pc bath & a flex/crafts room. Enjoy your private deck, AC, underground sprinklers, HEATED DBL garage & Gemstone outdoor lights!

Built in 2013

### Essential Information

MLS® # E4457419

Price \$620,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,368             |
| 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., Deck, No Animal Home, No Smoking Home, 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, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Water Softener, Wine/Beverage Cooler, TV Wall Mount, Garage Heater |
| 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, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                     |
| Construction      | Wood, Stone, Hardie Board Siding                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                   |

### **Additional Information**

Date Listed September 12th, 2025

Days on Market 6

Zoning Zone 25

Condo Fee \$228

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Listing information last updated on September 18th, 2025 at 8:47pm MDT