

## \$849,000 - 37 Birkshire Cr, Sherwood Park

MLS® #E4451906

**\$849,000**

4 Bedroom, 3.00 Bathroom, 2,469 sqft

Single Family on 0.00 Acres

Hillshire, Sherwood Park, AB

Welcome to this custom-built two-storey by JAI Homes in Hillshire—backing onto green space. The dramatic open-to-below layout is anchored by a chef’s kitchen with a full stainless-steel appliance package and oversized island, perfect for cooking and entertaining. Sleek glass railings and luxury vinyl plank on both levels create a modern, contemporary flow that feels both warm and refined. With a main floor bedroom and full bath that connects with a jack and jill like design. Upstairs you’ll find a spacious bonus room, convenient upper-level laundry, and three bedrooms—including a generous primary suite with a spa-like 4-piece ensuite, walk-in closet and vaulted ceilings. The basement level is a blank canvas, ready for your personal finishings and design ideas. Stylish, functional, and meticulously built—this Hillshire home is a rare find.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451906  |
| Price          | \$849,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,469     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 37 Birkshire Cr |
| Area        | Sherwood Park   |
| Subdivision | Hillshire       |
| City        | Sherwood Park   |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8B 0C7         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### 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 | Commercial, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Stone, Hardie Board Siding       |
| Foundation        | Slab                                   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 8                |

Zoning

Zone 25

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Listing information last updated on August 16th, 2025 at 4:32pm MDT