# \$729,900 - 176 Caledon Crescent Crescent, Spruce Grove

MLS® #E4428362

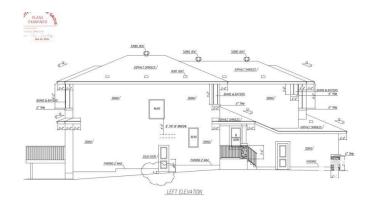
# \$729,900

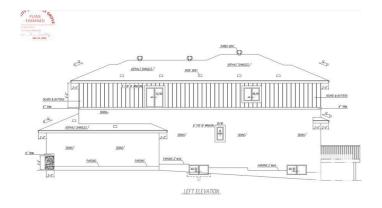
4 Bedroom, 4.00 Bathroom, 2,424 sqft Single Family on 0.00 Acres

Copperhaven, Spruce Grove, AB

Under Construction! Opportunity to CUSTOMIZE! BRAND NEW, 30-foot wide partially WALKOUT home, spanning 2,500 sq ft with 4 bedrooms and 4 full bathrooms, including 2 MASTER SUITES, BACKING TO POND. This HIGH-END property features PREMIUM FINISHES in every corner, LUXURY vinyl plank flooring, CUSTOM spindle railing, and 3-tone cabinets. The EXTENDED KITCHEN boasts a bar, SPICE KITCHEN with window, and upgraded quartz countertops. Enjoy an OPEN-TO-ABOVE living area with an 18-FOOT CEILING, ELECTRIC FIREPLACE, accent wall, and abundant natural light from premium TRIPLE-PANE WINDOWS. Highlights include a bonus room, laundry with sink & cabinet space, basement SIDE ENTRANCE, and a FULLY FINISHED DECK. With 9-FOOT CEILINGS on all three levels, PREMIUM LIGHTING, MULTIPLE INDENT CEILINGS with rope lights, FEATURED WALLS, and a main-floor bedroom with full washroom, this home exudes luxury. A walkway on one side ensures no immediate neighbors. Steps from three schools and parks, with quick amenity access!







## **Essential Information**

MLS® # E4428362 Price \$729,900

Bedrooms 4

Bathrooms 4.00

Full Baths 4

Square Footage 2,424 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 176 Caledon Crescent Crescent

Area Spruce Grove
Subdivision Copperhaven
City Spruce Grove

County ALBERTA

Province AB

Postal Code T7X 0Y6

#### **Amenities**

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Hot Water Electric, No

Animal Home, No Smoking Home, Walkout Basement, HRV System,

Natural Gas BBQ Hookup, 9 ft. Basement Ceiling

Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, Hood Fan, Builder Appliance Credit

Heating Forced Air-2, Electric

Fireplace Yes

Fireplaces Wall Mount

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Asphalt, Stone, Vinyl

Exterior Features Airport Nearby, Backs Onto Lake, Corner Lot, Cul-De-Sac, Schools,

Shopping Nearby, Stream/Pond, Partially Fenced

Roof Asphalt Shingles

Construction Wood, Asphalt, Stone, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed April 1st, 2025

Days on Market 93

Zoning Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 3rd, 2025 at 9:48am MDT