

Courtesy Of . Armanpreet Singh Of Exp Realty

# \$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!

Built in 2025



## 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 2

Zoning Zone 91

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