

## \$699,000 - 174 Caledon Crescent, Spruce Grove

MLS® #E4421563

**\$699,000**

3 Bedroom, 4.00 Bathroom, 2,367 sqft

Single Family on 0.00 Acres

Copperhaven, Spruce Grove, AB

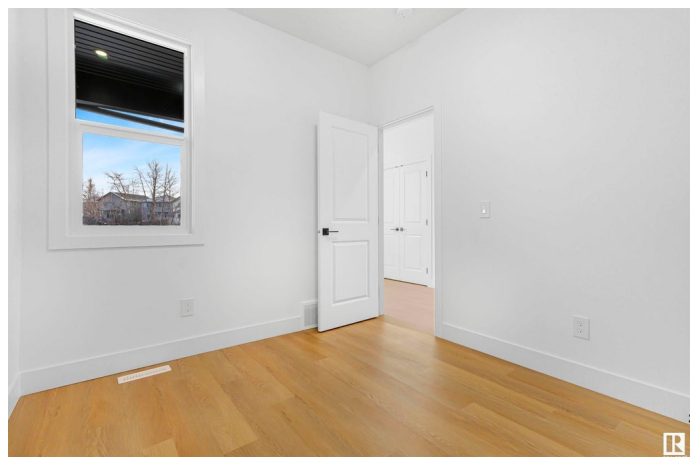
Welcome to modern living in the highly desirable Copperhaven community. This brand new construction is nearly 2400 square feet of above-grade living space crafted by a renowned builder. The main floor is spacious with a living room, a great room with soaring ceilings, large entertainers kitchen plus spice kitchen, dining space & den. Upstairs has 3 generous bedrooms, laundry, plus bonus room. The basement is a partial walk out & has a separate entrance—ideal for rental income, multi-generational living, or a private guest suite. The garage is 500 square feet with a drain & easy to heat. The lot is 4500 square ft & backs directly onto a serene pond. Enjoy tranquil views & natural privacy every day. With a design that invites personalization, now it's the time to choose your colours and fine-tune the floor plan to reflect your style. Customize and make this one truly yours! Pictures are not of this home, but are of a recent build by the builder showing level of finishes. Build will take approximately 6 months.

Built in 2025

### Essential Information

MLS® # E4421563

Price \$699,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,367                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 174 Caledon Crescent |
| Area        | Spruce Grove         |
| Subdivision | Copperhaven          |
| City        | Spruce Grove         |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7X 0Y6              |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                             |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl, Hardie Board Siding                                 |
| Exterior Features | Backs Onto Park/Trees, Private Setting, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl, Hardie Board Siding                                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      February 14th, 2025

Days on Market                76

Zoning                            Zone 91

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Listing information last updated on May 1st, 2025 at 1:32pm MDT