

## \$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                77

Zoning                            Zone 91

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