

Courtesy Of . Armanpreet Singh Of Exp Realty

# \$742,800 - 164 Caledon Crescent, Spruce Grove

MLS® #E4455514

**\$742,800**

4 Bedroom, 3.00 Bathroom, 1,555 sqft  
Single Family on 0.00 Acres

Copperhaven, Spruce Grove, AB

QUICK POSSESSION ! BRAND NEW bungalow with approx. 3000 SQ FT total living space including a fully FINISHED BASEMENT, including 2 MASTER SUITES, BACKING TO POND. This HIGH-END property features PREMIUM FINISHES in every corner, LUXURY vinyl plank flooring, CUSTOM railing, and 2-tone cabinets. The main kitchen features waterfall island, under cabinet lights, and upgraded quartz countertops. Enjoy the open concept living area with ELECTRIC FIREPLACE, accent wall, and abundant natural light from premium TRIPLE-PANE WINDOWS. Highlights include a huge covered balcony, built in SPEAKERS, laundry with sink & cabinet space and a wet bar in the basement. With soaring CEILINGS on both levels, PREMIUM LIGHTING, MULTIPLE INDENT CEILINGS with rope lights, FEATURED WALLS, and high end quality with premium finishes, this home exudes luxury. A pond at rear ensures no immediate neighbors. Steps from three schools and parks, with quick amenity access!

Built in 2025

## Essential Information

MLS® #	E4455514
Price	\$742,800



Lease Rate	\$12
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,555
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	164 Caledon Crescent
Area	Spruce Grove
Subdivision	Copperhaven
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4E3

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Insulation-Upgraded, No Animal Home, No Smoking Home, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl, Hardie Board Siding
Exterior Features	Airport Nearby, Backs Onto Lake, Lake Access Property, Playground Nearby, Schools, Shopping Nearby, Stream/Pond, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Copperhaven School
High	St. Peter Catholic School

### **Additional Information**

Date Listed	August 31st, 2025
Days on Market	65
Zoning	Zone 91

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