

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

MLS® #E4428362

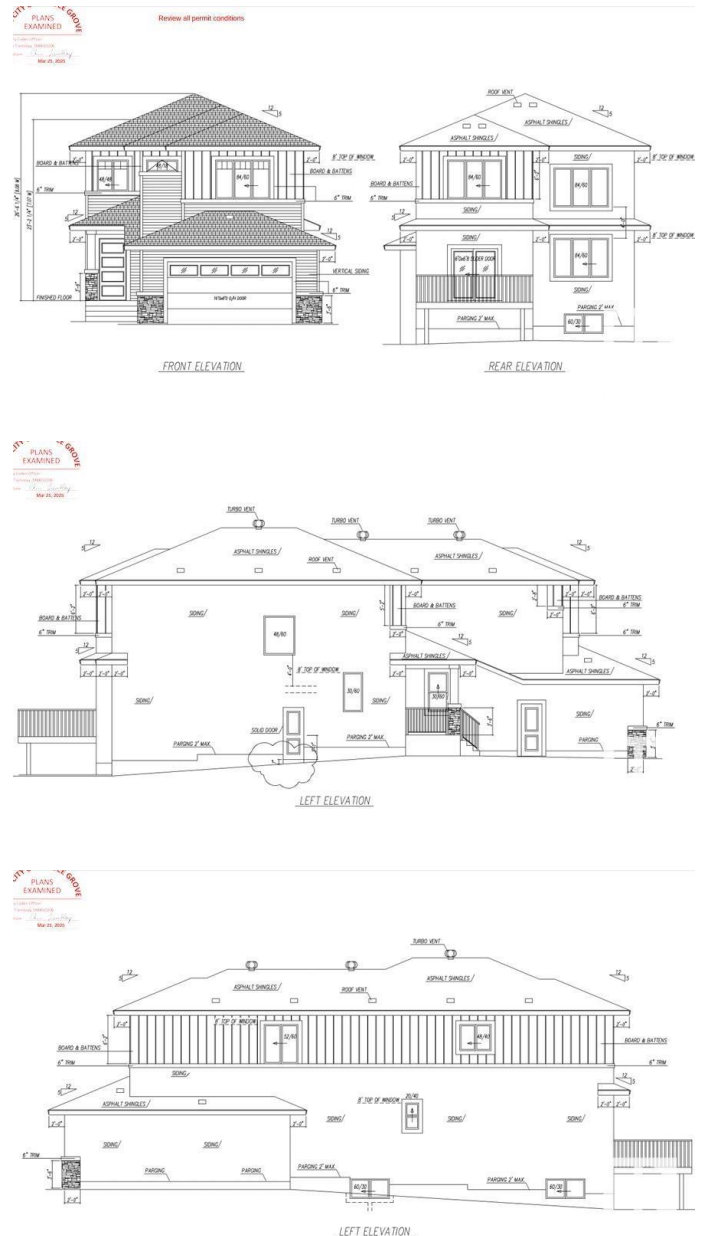
**\$729,900**

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                                                                                                                                                            |
| Is Waterfront | Yes                                                                                                                                                                               |

## 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 | 127             |
| Zoning         | Zone 91         |

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Listing information last updated on August 5th, 2025 at 10:32pm MDT