

## \$574,900 - 163 Caledon Crescent, Spruce Grove

MLS® #E4446196

**\$574,900**

3 Bedroom, 2.50 Bathroom, 1,937 sqft

Single Family on 0.00 Acres

Copperhaven, Spruce Grove, AB

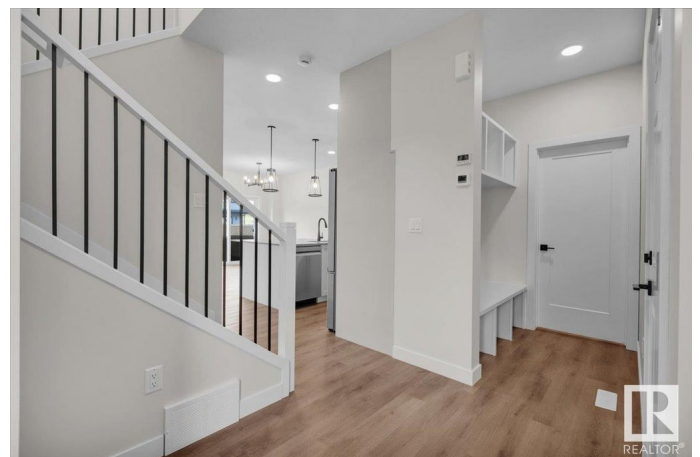
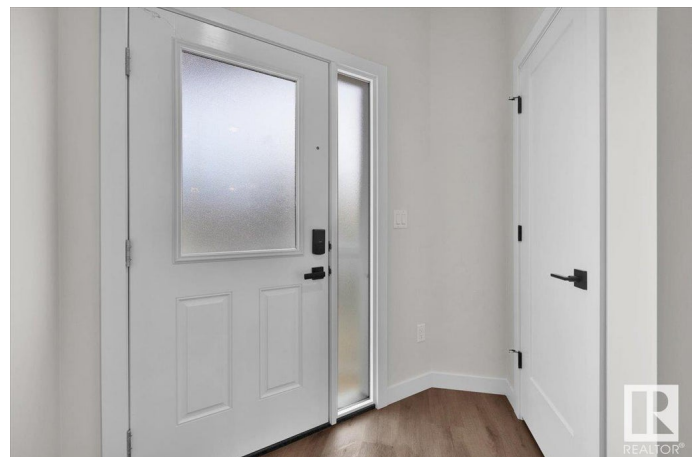
5 Things to Love About This Home: 1) Spacious Backyard Retreat – Enjoy a large private yard perfect for entertaining, relaxing, or playing. 2) Open Concept Living – The seamless flow between the kitchen, dining, and living areas – complete with an electric fireplace – makes every moment feel connected and inviting. 3) Chef-Inspired Kitchen – Featuring a central island with breakfast bar, walk-through pantry to a mudroom with garage access, and plenty of space to cook and gather. 4) Upper-Level Comfort – An oversized bonus room, convenient laundry, 4-piece bath, and two additional bedrooms accompany a serene primary suite with a massive walk-in closet and a spa-like 5-piece en-suite. 5) Smart & Stylish Features – Separate side entrance for future potential, double attached garage, and a location close to shopping and schools make this home as functional as it is beautiful.

\*Photos are representative\*

Built in 2025

### Essential Information

MLS® #	E4446196
Price	\$574,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,937
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	163 Caledon Crescent
Area	Spruce Grove
Subdivision	Copperhaven
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4E3

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 6th, 2025  
Zoning                      Zone 91

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