

## \$699,800 - 176 Caledon Crescent, Spruce Grove

MLS® #E4455511

**\$699,800**

4 Bedroom, 4.00 Bathroom, 2,533 sqft

Single Family on 0.00 Acres

Copperhaven, Spruce Grove, AB

QUICK POSSESSION ! BRAND NEW, 30-foot wide partially WALKOUT home, on a REGULAR lot, featuring 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 glass railing, and 2-tone cabinets. The EXTENDED KITCHEN and SPICE KITCHEN with window offer plenty of storage 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.

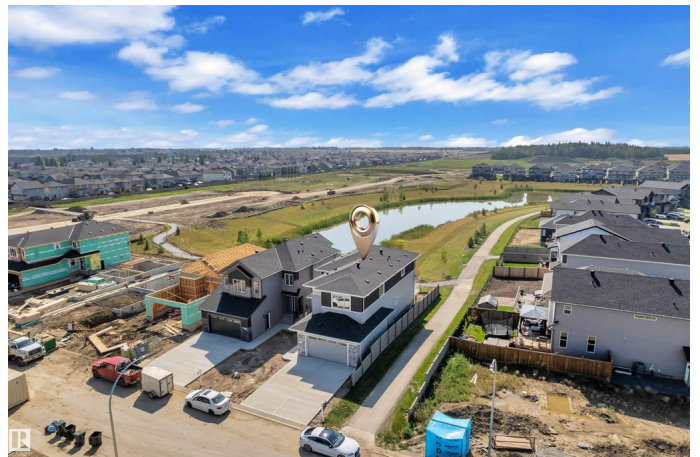
Highlights include a bonus room, laundry with sink & cabinet space, basement SIDE ENTRANCE, and a FULLY FINISHED DECK. With 9-FOOT CEILINGS on all three levels, PREMIUM LIGHTING, MULTIPLE INDENT CEILINGS with rope lights, FEATURED WALLS, and a main-floor bedroom with full washroom, this home exudes luxury. 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® #

E4455511



|                |                        |
|----------------|------------------------|
| Price          | \$699,800              |
| Lease Rate     | \$12                   |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,533                  |
| 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 |
| Area        | Spruce Grove         |
| Subdivision | Copperhaven          |
| City        | Spruce Grove         |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7X 4E3              |

### Amenities

|                |                                                                                                                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Insulation-Upgraded, Lake Privileges, No Smoking Home, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                                                                                    |
| 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-1, Natural Gas                                         |
| Fireplace         | Yes                                                               |
| Fireplaces        | Wall Mount                                                        |
| Stories           | 2                                                                 |
| Has Basement      | Yes                                                               |

Basement                      Full, Unfinished

**Exterior**

Exterior                      Wood, Stone, Vinyl, Hardie Board Siding

Exterior Features      Airport Nearby, Backs Onto Lake, Corner Lot, Playground Nearby, Schools, Shopping Nearby, Sloping Lot, Stream/Pond, View Lake

Roof                              Asphalt Shingles

Construction              Wood, Stone, Vinyl, Hardie Board Siding

Foundation                 Concrete Perimeter

**School Information**

Elementary                 Copperhaven School

High                            St. Peter Catholic High Sc

**Additional Information**

Date Listed                 August 31st, 2025

Days on Market          30

Zoning                         Zone 91

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Listing information last updated on September 30th, 2025 at 6:47pm MDT