

## \$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



|                |                        |
|----------------|------------------------|
| 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 | 18                |
| Zoning         | Zone 91           |

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Listing information last updated on September 18th, 2025 at 6:32am MDT