

## \$699,900 - 174 Caledon Crescent, Spruce Grove

MLS® #E4455609

**\$699,900**

4 Bedroom, 4.00 Bathroom, 2,475 sqft

Single Family on 0.00 Acres

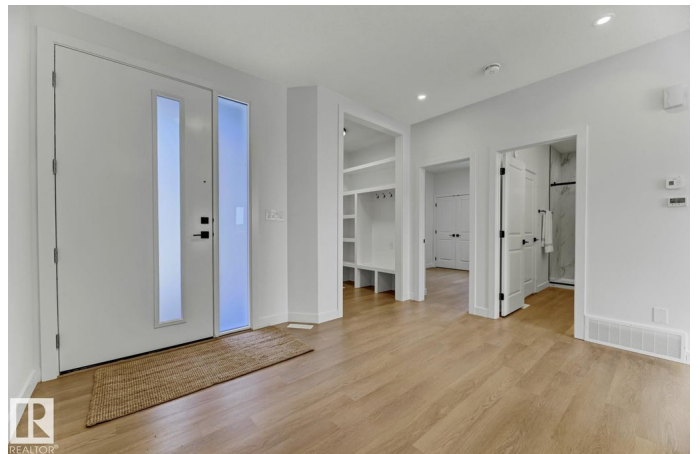
Copperhaven, Spruce Grove, AB

Brand new home backing onto pond & green space! Offering nearly 2500 sq ft above grade, this 4 bedroom, 4 bathroom property is filled with upgrades. The main floor features a spacious foyer, bedroom with full bath, open kitchen with secondary spice kitchen, dining area, and bright living room with floor-to-ceiling fireplace. Upgrades include a waterfall island, marble counters/backsplash & designer lighting. Upstairs offers a bonus room, laundry, and 3 bedrooms including the primary with vaulted ceiling, walk-in closet & luxury 4-pc ensuite. The basement has a side entrance and partial walkout—perfect for income potential, multi-gen living, or extra space. Oversized 500 sq ft garage is painted, drained & ready for heat. Situated on a 30 pocket lot with glass-railed deck, landscaped yard & stunning pond views. Close to schools, trails & parks.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455609  |
| Price          | \$699,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,475     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 174 Caledon Crescent |
| Area        | Spruce Grove         |
| Subdivision | Copperhaven          |
| City        | Spruce Grove         |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7X 0Y6              |

### Amenities

|                |                                                                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vaulted Ceiling, Vacuum System-Roughed-In |
| Parking Spaces | 5                                                                                                                                                            |
| Parking        | Double Garage Detached                                                                                                                                       |
| Is Waterfront  | Yes                                                                                                                                                          |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Garage Opener, Hood Fan   |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior          | Wood, Vinyl, Hardie Board Siding   |
| Exterior Features | Park/Reserve, Schools, Stream/Pond |
| Roof              | Asphalt Shingles                   |
| Construction      | Wood, Vinyl, Hardie Board Siding   |

Foundation                Concrete Perimeter

**School Information**

Elementary                Copperhaven

**Additional Information**

Date Listed                September 2nd, 2025

Days on Market        5

Zoning                    Zone 91

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Listing information last updated on September 7th, 2025 at 9:17am MDT