

# \$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  
Days on Market        51  
Zoning                    Zone 91

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