

# \$560,000 - 165 Caledon Crescent, Spruce Grove

MLS® #E4462954

**\$560,000**

3 Bedroom, 2.50 Bathroom, 1,816 sqft  
Single Family on 0.00 Acres

Copperhaven, Spruce Grove, AB

5 Things to Love About This Home: 1) Modern Design & Space: This brand-new 2-storey home offers over 1,800 sqft of stylish living with an open-concept main floor perfect for entertaining. Plus, all blinds are included and the double attached garage adds convenience and curb appeal! 2) Chef’s Kitchen: Enjoy the island with breakfast bar, corner pantry, and quality finishes that make cooking a pleasure. 3) Comfortable Living: The electric fireplace adds warmth and ambiance, while the deck extends your living space outdoors. 4) Smart Layout: Includes a separate side entrance, upper-level bonus room, 2 spacious bedrooms, and a 4pc main bath. 5) Luxury Primary Suite: Retreat to a large primary bedroom with walk-in closet and a 5pc ensuite featuring dual sinks, soaker tub, and stand-alone shower. \*Photos are representative\*

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4462954  |
| Price      | \$560,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,816                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 165 Caledon Crescent |
| Area        | Spruce Grove         |
| Subdivision | Copperhaven          |
| City        | Spruce Grove         |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7X 4E3              |

### Amenities

|           |                                                                             |
|-----------|-----------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Exterior Walls- 2"x6", 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, Window Coverings |
| 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           October 21st, 2025  
Days on Market     17  
Zoning                Zone 91

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