

\$845,000 - 174 Caledon Crescent, Spruce Grove

MLS® #E4466339

\$845,000

7 Bedroom, 6.00 Bathroom, 2,476 sqft

Single Family on 0.00 Acres

Copperhaven, Spruce Grove, AB

BACKING TO POND | BRAND-NEW | 2
BEDROOM LEGAL + 1 BEDROOM
PERSONAL SUITE | REGULAR LOT | 3
MASTER BEDROOMS | PARTIAL WALKOT.
This home offers nearly 2500 SQ FT ABOVE
GRADE LIVING SPACE with upgraded
finishes throughout. A spacious foyer leads to
a rare MAIN-FLOOR BEDROOM with a FULL
BATH. The open living area features a bright
FLOOR-TO-CEILING FIREPLACE, while the
modern KITCHEN impresses with a
WATERFALL ISLAND, PREMIUM QUARTZ
COUNTERS, and a convenient SPICE
KITCHEN with window and lots of storage
space. You get an open and airy feel
throughout with 9 FEET CEILINGS and huge
TRIPLE PANE windows throughout. The upper
level includes a BONUS ROOM, LAUNDRY,
and three bedrooms, highlighted by a stunning
PRIMARY SUITE with a VAULTED CEILING,
walk-in closet, and elegant 5-PC ENSUITE.
Enjoy a GLASS-RAILED DECK, landscaped
yard, and views year-round. The oversized
500 SQ FT GARAGE is PAINTED, DRAINED,
and HEAT READY. Located on a 30-POCKET
LOT near SCHOOLS, TRAILS, and PARKS.

Built in 2025

Essential Information

MLS® #

E4466339



Price	\$845,000
Bedrooms	7
Bathrooms	6.00
Full Baths	6
Square Footage	2,476
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	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, 9 ft. Basement Ceiling
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround, Wall Mount
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Playground Nearby, Schools, Shopping Nearby, Sloping Lot, Stream/Pond, View Lake, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 20th, 2025
Days on Market	1
Zoning	Zone 91

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