# \$464,900 - 31 Caledon Crescent, Spruce Grove

MLS® #E4433208

#### \$464,900

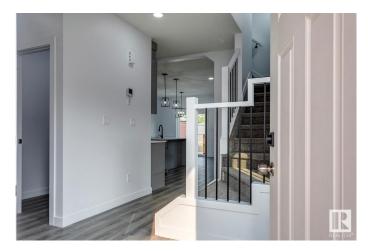
3 Bedroom, 2.50 Bathroom, 2,048 sqft Single Family on 0.00 Acres

Copperhaven, Spruce Grove, AB

Stunning 1528 sq ft 2 storey townhome with a double attached garage located in the highly sought after community of Westhaven. This 3 bedroom 2.5 bath home features luxury vinyl plank spanning the entire main floor along with a open concept. Chefs kitchen features upgraded cabinetry complimented by quartz countertops, tiled backsplash, designer pendant lighting, and a full set of stainless steel appliances. Living room features a electric fireplace. Upper floor features a spacious bonus room, 3 bedrooms, 2 bathrooms and the laundry room. The spacious master features a spa like 4 piece ensuite bath with his and her sinks along with a tiled shower. Other features include: Double attached garage, 9 ft ceilings, walk through pantry, separate entrance for future basement suite, designer plumbing, spacious yard, and so much more. Located close to Westhaven schools, and all the amenities including shopping, transportation, and dining.







Built in 2024

#### **Essential Information**

MLS® #	E4433208
Price	\$464,900
Bedrooms	3
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	2,048
Acres	0.00
Year Built	2024
Туре	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

# **Community Information**

Address	31 Caledon Crescent
Area	Spruce Grove
Subdivision	Copperhaven
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0Y8

## Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior
	Walls- 2"x6", Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No
	Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl
	Windows, See Remarks

Parking Double Garage Attached

## Interior

Interior Features	ensuite bathroom					
Appliances	Dishwasher-Built-In, Stove-Electric	Garage	Opener,	Hood	Fan,	Refrigerator,
Heating	Forced Air-1, Natural	Gas				
Fireplaces	Insert					
Stories	2					
Has Basement	Yes					
Basement	Full, Unfinished					

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 28th, 2025
Days on Market	7
Zoning	Zone 91

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Listing information last updated on May 5th, 2025 at 12:32pm MDT