

## \$650,000 - 187 Caledon Crescent, Spruce Grove

MLS® #E4455308

**\$650,000**

4 Bedroom, 2.50 Bathroom, 2,448 sqft

Single Family on 0.00 Acres

Copperhaven, Spruce Grove, AB

**IMMEDIATE POSSESSION - INCLUDES DECK AND BLINDS!** 5 Things to Love about this new Alquinn Home in Copperhaven: 1) Striking Design: Enjoy soaring 18ft ceilings in the living room with a modern electric fireplace, complemented by 9ft ceilings throughout the rest of the main floor. 2) Smart Layout: A main floor bedroom and 2pc bath offer convenience for guests or multi-generational living. 3) Chef's Kitchen: Featuring an island with breakfast bar, walkthrough pantry, upgraded kitchen appliances, and seamless access to the mud room and double attached garage. 4) Spacious Upper Level: Relax in the bonus room, complete with a laundry room and linen storage for everyday ease. 5) Private Retreat: The primary suite boasts a walk-in closet and a luxurious 5pc ensuite, alongside two additional bedrooms and a full bath. \*Photos are representative\* This home comes complete with a custom blinds package and a deck making it truly move-in ready.

Built in 2025

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4455308  |
| Price    | \$650,000 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,448                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 187 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, Garage Control, Garage Opener, 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, Stone, Vinyl                                        |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 80                |
| Zoning         | Zone 91           |

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Listing information last updated on November 17th, 2025 at 6:17pm MST