

## \$545,997 - 193 Caledon Crescent, Spruce Grove

MLS® #E4421282

**\$545,997**

3 Bedroom, 2.50 Bathroom, 1,754 sqft

Single Family on 0.00 Acres

Copperhaven, Spruce Grove, AB

Welcome to the "Willow" built by the award-winning builder Pacesetter homes and is located in the heart Copperhaven and just steps to the walking trails and parks. As you enter the home you are greeted by luxury vinyl plank flooring throughout the great room, kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the kitchen and tucked away by the front entry is the flex room and 2 piece powder room. Upstairs is the master's retreat with a large walk in closet and a 4-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom and a good sized bonus room. The unspoiled basement has a side separate entrance perfect for a future suite. Close to all amenities and also comes with a side separate entrance perfect for future development.\*\*\* Pictures are of the show home the colors and finishing's may vary , Complete by August 2025 \*\*

Built in 2025

### Essential Information

MLS® # E4421282

Price \$545,997

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,754
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	193 Caledon Crescent
Area	Spruce Grove
Subdivision	Copperhaven
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0Y6

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      February 11th, 2025

Days on Market                172

Zoning                            Zone 91

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