

\$699,900 - 174 Caledon Crescent, Spruce Grove

MLS® #E4455609

\$699,900

4 Bedroom, 4.00 Bathroom, 2,475 sqft

Single Family on 0.00 Acres

Copperhaven, Spruce Grove, AB

Brand new home backing onto pond & green space! Offering nearly 2500 sq ft above grade, this 4 bedroom, 4 bathroom property is filled with upgrades. The main floor features a spacious foyer, bedroom with full bath, open kitchen with secondary spice kitchen, dining area, and bright living room with floor-to-ceiling fireplace. Upgrades include a waterfall island, marble counters/backsplash & designer lighting. Upstairs offers a bonus room, laundry, and 3 bedrooms including the primary with vaulted ceiling, walk-in closet & luxury 4-pc ensuite. The basement has a side entrance and partial walkout—perfect for income potential, multi-gen living, or extra space. Oversized 500 sq ft garage is painted, drained & ready for heat. Situated on a 30 pocket lot with glass-railed deck, landscaped yard & stunning pond views. Close to schools, trails & parks.

Built in 2025

Essential Information

MLS® #	E4455609
Price	\$699,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,475



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	On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vaulted Ceiling, Vacuum System-Roughed-In
Parking Spaces	5
Parking	Double Garage Detached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Garage Opener, Hood Fan
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl, Hardie Board Siding
Exterior Features	Park/Reserve, Schools, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Vinyl, Hardie Board Siding

Foundation Concrete Perimeter

School Information

Elementary Copperhaven

Additional Information

Date Listed September 2nd, 2025

Days on Market 15

Zoning Zone 91

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