

## \$444,900 - 35 Caledon Crescent, Spruce Grove

MLS® #E4464041

**\$444,900**

3 Bedroom, 2.50 Bathroom, 1,607 sqft

Single Family on 0.00 Acres

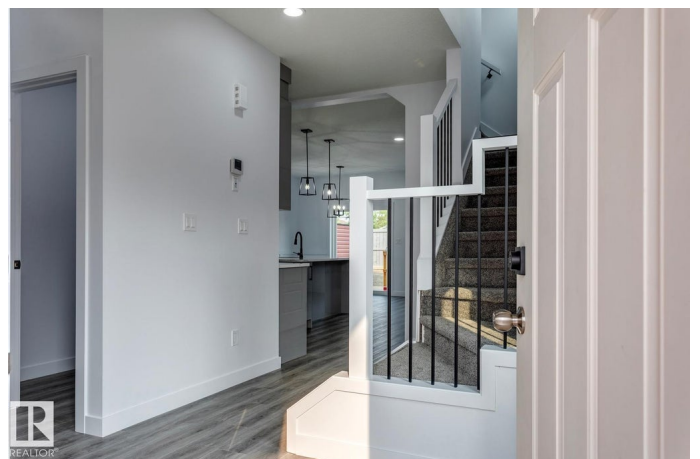
Copperhaven, Spruce Grove, AB

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 an 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® #    | E4464041  |
| Price     | \$444,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,607         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 35 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, Garage Opener, Hood Fan, Refrigerator, Stove-Electric |
| 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 | Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Stone, Vinyl                                       |
| Foundation        | Concrete Perimeter                                       |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 8                  |
| Zoning         | Zone 91            |

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Listing information last updated on November 7th, 2025 at 10:17am MST