\$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 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

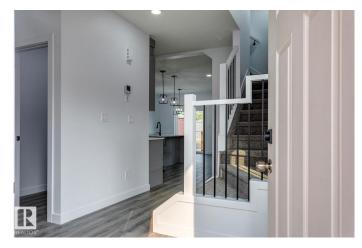
Essential Information

MLS® # 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 2

Zoning Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 1st, 2025 at 11:32am MDT