

## \$665,000 - 32 Gambel Loop, Spruce Grove

MLS® #E4435012

**\$665,000**

3 Bedroom, 2.50 Bathroom, 2,328 sqft

Single Family on 0.00 Acres

Kenton, Spruce Grove, AB

Welcome to the Career Flow 24 by award-winning Cantiro Homes, a beautifully designed 3-bedroom, 2.5-bathroom home with a striking Nordic Scandinavian exterior, located on a walk-out lot backing onto a tranquil pond with no rear neighbors as well as a 13' x 12' rear deck. Built on a regular lot with additional windows for natural light, this home features a glass railing, and an open-concept layout perfect for everyday living. The spacious family entrance offers smart storage, while the upstairs includes a central bonus room, large secondary bedrooms, and a luxurious primary suite with a freestanding tub, tiled shower, dual vanities, and separate water closet. Finished in Cantiro's Midsummer interior color package, you'll find creamy white cabinetry, warm wood-tone flooring, and gold accents throughout. The walk-out basement with 9' ceilings is undeveloped and ready for your personal touch. (\*photos are for representation only. Colours and finishing may vary\*)

Built in 2025

### Essential Information

MLS® # E4435012

Price \$665,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,328                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 32 Gambel Loop |
| Area        | Spruce Grove   |
| Subdivision | Kenton         |
| City        | Spruce Grove   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7X 4B9        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                           |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Golf Nearby, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 39            |
| Zoning         | Zone 91       |

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