

Courtesy Of Wally Karout Of Royal Lepage Arteam Realty

## \$535,497 - 195 Caledon, Spruce Grove

MLS® #E4455783

**\$535,497**

3 Bedroom, 2.50 Bathroom, 1,967 sqft

Single Family on 0.00 Acres

Copperhaven, Spruce Grove, AB

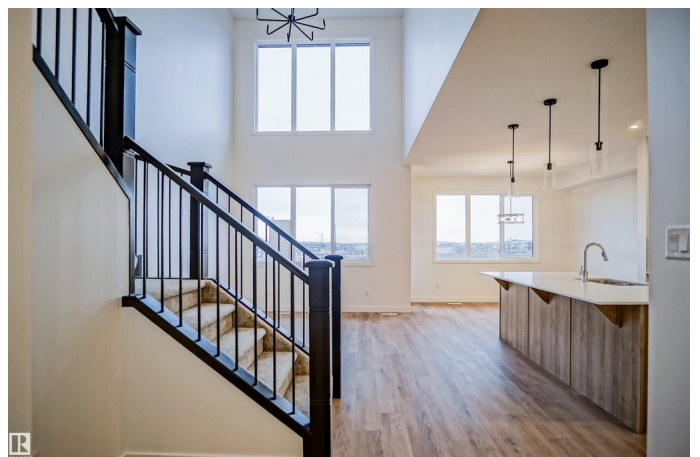
Welcome to the "Chelsea" built by the award-winning builder Pacesetter homes located in the heart of the Copperhaven and just steps to the walking trails and parks. As you enter the home you are greeted by luxury vinyl plank flooring throughout the great room ( with open to above ceilings) , kitchen, 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 a 2 piece powder room. Upstairs is the primary bedrooms 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 central bonus room. Close to all amenities and public transportation and best part of all it backs onto the green space \*\*\* This home is under construction and the photos used are from a previous similar home, the colors and finishings may vary , complete by November \*\*\*

Built in 2025

### Essential Information

MLS® # E4455783

Price \$535,497



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,967                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 195 Caledon  |
| 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, See Remarks |
| 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    | September 3rd, 2025 |
| Days on Market | 8                   |
| Zoning         | Zone 91             |

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Listing information last updated on September 11th, 2025 at 12:18pm MDT