

# \$454,900 - 3 Cobblestone Gate, Spruce Grove

MLS® #E4419424

**\$454,900**

3 Bedroom, 2.50 Bathroom, 1,609 sqft  
Single Family on 0.00 Acres

Copperhaven, Spruce Grove,

Discover Your Dream Home in Copperhaven, Spruce Grove. This 3 bedroom, 2.5 bathroom duplex offers an open-concept main floor with soaring 9'™ ceilings, and half bath. The upgraded kitchen boasts quartz countertops, upgraded cabinets, a pantry, gas line to stove, and a waterline to the fridge for added convenience. Upstairs, you'll find a versatile flex area, a spacious laundry room, a full 4-piece bathroom, and 3 generously sized bedrooms. The master suite is a private retreat, complete with a walk-in closet and ensuite with double sinks. The separate side entrance and legal suite rough in's are an added bonus! Other features include FULL LANDSCAPING, a double attached garage, \$3k appliance allowance, unfinished basement, high-efficiency furnace, and triple-pane windows. Buy with confidence. Built by Rohit. CONSTRUCTION TO START EARLY FEB. Photos may differ. No shower wands/appliances.

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4419424  |
| Price     | \$454,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,609         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 3 Cobblestone Gate |
| Area        | Spruce Grove       |
| Subdivision | Copperhaven        |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Postal Code | X0X 0X0            |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Vinyl Windows, See Remarks, Natural Gas Stove Hookup |
| 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 | Landscaped, Park/Reserve, Playground Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl                                       |
| Foundation        | Concrete Perimeter                                       |

### **School Information**

|            |                    |
|------------|--------------------|
| Elementary | Copperhaven School |
|------------|--------------------|

Middle Copperhaven School  
High St. Peter the Apostle Cath

### **Additional Information**

Date Listed January 25th, 2025  
Days on Market 77  
Zoning Zone 91

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Listing information last updated on April 11th, 2025 at 11:32pm MDT