

## \$449,900 - 3 Cobblestone Gate, Spruce Grove

MLS® #E4419424

**\$449,900**

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. QUICK POSSESSION! Photos may differ from actual property. No shower wands.

Built in 2025

### Essential Information

MLS® #	E4419424
Price	\$449,900
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 190

Zoning Zone 91

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