

## \$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

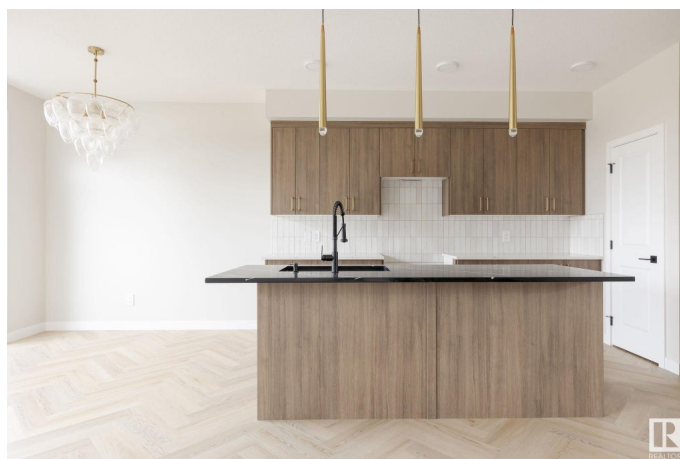
Copperhaven, Spruce Grove,

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 209

Zoning Zone 91

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Listing information last updated on August 22nd, 2025 at 2:32am MDT