



FOR SALE

18 Caledon Crescent
Spruce Grove, AB T7X 0Y8



Leah Duvall
REAL ESTATE AGENT, REALTOR®
(780) 270-4153



Scenic Walkout in Copperhaven

With breathtaking pond views, a walkout basement, and a beautifully finished interior, this three-bedroom, two-and-a-half-bathroom half-duplex in Copperhaven, Spruce Grove, offers a perfect balance of modern living and natural beauty. The open-concept main floor features luxury vinyl plank flooring, a stylish kitchen with quartz countertops, stainless steel appliances, and a spacious dining area that opens onto a deck overlooking the pond. The living room is warmed by an electric fireplace, while triple-pane windows ensure year-round comfort. Upstairs, a bright family room offers a stunning view, alongside a spacious primary suite with an ensuite bathroom and walk-in closet. Two additional bedrooms, a four-piece bathroom, and a convenient laundry room complete the upper level. The unfinished walkout basement provides excellent design potential, and outside the patio doors, a concrete patio extends your living space into the landscaped yard. The double attached garage is a standout feature, with a polyaspartic floor coating, a floor drain, and painted walls for a polished finish. This exceptional home is ideally situated close to schools, parks, and amenities while offering the peace and tranquility of backing onto nature.



View the home: www.leahduvall.com

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leah@leahduvall.com
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CENTURY 21 ALL STARS REALTY
LTD.
312 Saddleback Road
Edmonton, AB T6J4R7

CENTURY 21.
All Stars Realty Ltd.



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DO YOU HAVE A QUESTION? CALL ME: (780) 270-4153

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