



## 38 CALEDON Crescent Spruce Grove AB

\$459,900

Located in Copperhaven, this POND BACKING WALKOUT BASEMENT duplex features a double attached garage, 3 bedrooms, 2.5 bathrooms, 2nd floor laundry and bonus room. Upgrades include 9ft ceilings on the main level and basement, quartz countertops throughout, triple pane windows, tankless hot water system, HRV, MDF closet organizers, deck with gas line and much more! This home is walking distance to schools, trails and many other amenities. Note pictures are from different homes that are the same model, exact finishes may vary. JULY POSSESSION!

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

pawan.dhaliwal.yeg@gmail.com



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net