



## Spruce Grove Alberta

\$424,900

Welcome to this beautifully appointed attached townhome in Spruce Grove, originally built by Cantiro Homes and loaded with upgrades. Designed for modern living, this home offers a ground floor den--perfect for a home office--with direct access to the double attached garage. The main level features excellent entertaining space with a bright living room centered around a fireplace, a stylish kitchen with quartz countertops, Kohler fixtures, stainless steel appliances, and a pantry, plus a spacious dining area. Vinyl Plank flooring on two levels. Enjoy outdoor living with a fenced yard or a south-facing balcony complete with gas BBQ hookup. Upstairs offers 3 bedrooms, including a primary suite with walk-in closet and ensuite. Additional features include A/C, gas line for future garage heater, and high-end window coverings. Ideally located close to amenities, major routes, and the Spruce Grove Sports Arena. (id:6769)

Den 2.34 m X 1.94 m

Utility room 2.23 m X 1.73 m

Living room 4.13 m X 3.95 m

Dining room 3.65 m X 2.78 m

Kitchen 4.12 m X 3.63 m

Primary Bedroom 4.43 m X 3.56 m

Bedroom 2 3.95 m X 2.65 m

Bedroom 3 3.22 m X 2.45 m

Listing Presented By:



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