

## \$452,500 - 5 Cobblestone Gate, Spruce Grove

MLS® #E4442486

**\$452,500**

3 Bedroom, 2.50 Bathroom, 1,565 sqft

Single Family on 0.00 Acres

Copperhaven, Spruce Grove, AB

Welcome Home to Copperhaven - Spruce Grove. Quality built Landon Floorplan by Rohit Homes. Perfect family community. Walking distance to three school, trails, parks, and more. Great place to call home and to invest in your future. Neo-Classical Design with upgrades throughout. Double Attached Garage. 1565 Sq Ft, 3 Bedrooms 2.5 Bathrooms with Open Concept 9â€™™ Ceilings. Side Entrance with Rough In Secondary Legal Suite Potential. Upper Floor Laundry and Bonus/Flex Room. Master with Ensuite and Walk In Closet. His and her sinks. Practical floor plan with functional room sizes and open concept flows throughout the home. WOW. \$8000 APPLIANCE CREDIT!, LANDSCAPING INCLUDED, TRIPLE PANE WINDOWS, QUARTZ COUNTER TOPS, HIGH EFFICIENCY FURNACE. Photos may not be exact home as rendered and virtually staged to display layout and design features.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4442486  |
| Price      | \$452,500 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,565         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5 Cobblestone Gate |
| Area        | Spruce Grove       |
| Subdivision | Copperhaven        |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 4E4            |

### Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | Ceiling 9 ft., See Remarks |
| Parking Spaces | 4                          |
| Parking        | Double Garage Attached     |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                        |
| Appliances        | Garage Opener, Builder Appliance Credit |
| Heating           | Forced Air-1, Natural Gas               |
| Stories           | 2                                       |
| Has Basement      | Yes                                     |
| Basement          | Full, Unfinished                        |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl                                |
| Exterior Features | Landscaped, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                  |
| Construction      | Wood, Stone, Vinyl                                |
| Foundation        | Concrete Perimeter                                |

### Additional Information

Date Listed June 13th, 2025

Days on Market 21

Zoning Zone 91

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Listing information last updated on July 3rd, 2025 at 10:32pm MDT