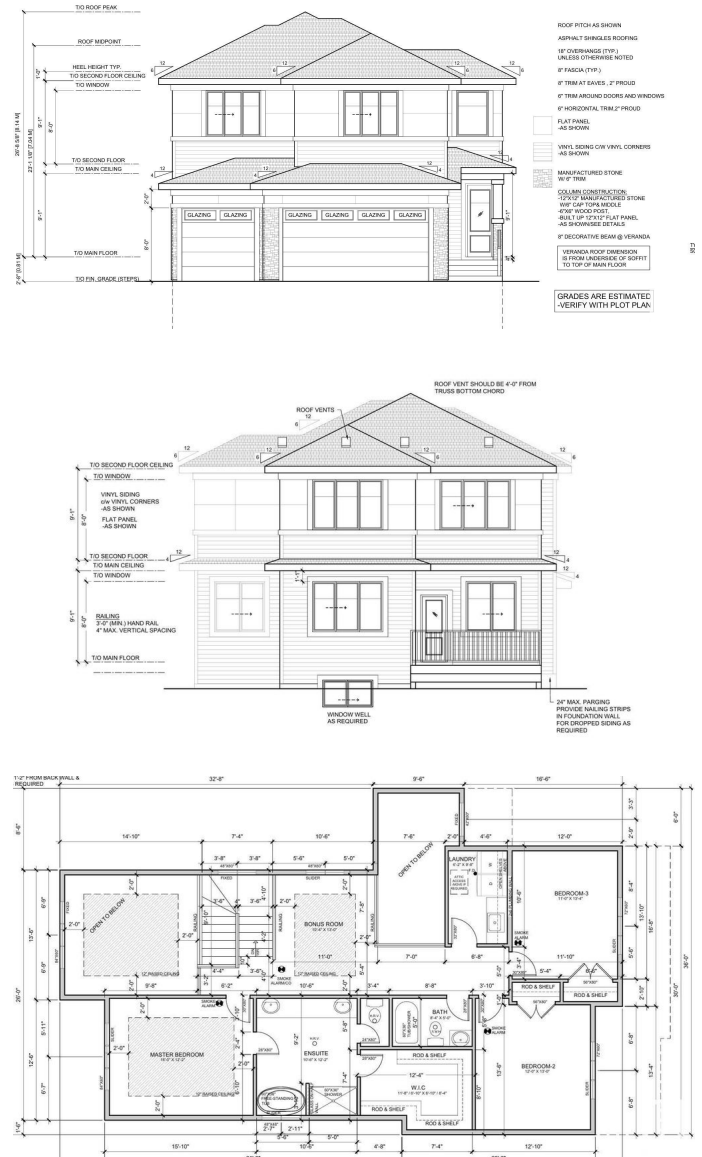


**\$774,900 - 12 Cobblestone Gate, Spruce Grove**

**\$774,900**

Copperhaven, Spruce Grove, AB

Welcome to this stunning TRIPLE GARAGE HOME nestled in a quiet CUL-DE-SAC, backing onto peaceful green space and offering over 2,400+ sq ft (RMS) of thoughtfully designed living. This elegant residence features 4 spacious bedrooms and 3 full bathrooms, including a MAIN FLOOR FULL BEDROOM AND BATHROOM—perfect for guests or multigenerational living. The home showcases TWO impressive open-to-above LIVING AREAS, a modern gourmet kitchen with a separate SPICE KITCHEN, and is filled with premium upgrades throughout. Soaring 18-foot ceilings, designer lighting, feature walls, triple-pane windows, and an electric fireplace combine to create a space that is both luxurious and inviting. Abundant natural light streams through large windows, enhancing the open, airy feel of the home. A SEPARATE SIDE ENTRANCE to the basement offers incredible potential for future development.



Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4435580  |
| Price     | \$774,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,289                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12 Cobblestone Gate |
| Area        | Spruce Grove        |
| Subdivision | Copperhaven         |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 4E4             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Exterior Walls- 2"x6", No Animal Home, No Smoking Home, See Remarks, HRV System, Natural Gas BBQ Hookup |
| Parking   | Triple Garage Attached  |

### Interior

|                   |                  |
|-------------------|------------------|
| Interior Features | ensuite bathroom |
| Appliances        | See Remarks      |
| Heating           | See Remarks      |
| Stories           | 2                |
| Has Basement      | Yes              |
| Basement          | Full, Unfinished |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, See Remarks   |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Cul-De-Sac, Schools, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, See Remarks   |
| Foundation        | Slab  |

### Additional Information

Date Listed May 7th, 2025

Days on Market 79

Zoning Zone 91

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Listing information last updated on July 25th, 2025 at 7:02pm MDT