

## \$679,900 - 13 1005 Calahoo Road, Spruce Grove

MLS® #E4419838

**\$679,900**

2 Bedroom, 2.50 Bathroom, 1,179 sqft

Condo / Townhouse on 0.00 Acres

Aspen Glen, Spruce Grove, AB

**GORGEOUS & BRAND NEW!** Situated in the **GATED** community of Centennial Estates, this bungalow has been beautifully finished to include a covered front porch, 9'™ ceilings, engineered-hardwood, a main-floor office/den, dedicated laundry room, a lovely kitchen w/ two-toned floor-to-ceiling cabinetry, QUARTZ counters, pendant lighting, center island, smudge-proof appliances, & separate dinette, a cozy living room w/ corner gas fireplace, a king-sized owner's suite w/ walk-in closet & 4pc ensuite, a fully-finished basement, **OVERSIZED** double garage (22'™x28'™) w/ floor drain & hot/cold water taps, a **SOUTH-FACING** exterior deck, & a ground-level patio. Centennial Estates is an exclusive adult community (55+) offering low monthly condo fees, & caters to those looking for a relaxed & more maintenance-free lifestyle. Whether you're a snowbird, empty-nester, or just ready to downsize, this subdivision will be completed w/ a community greenspace, & is w/in walking distance to The Links Golf Course, parks & trails.

Built in 2024

### Essential Information

MLS® # E4419838

Price \$679,900



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,179
Acres	0.00
Year Built	2024
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	13 1005 Calahoo Road
Area	Spruce Grove
Subdivision	Aspen Glen
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2T7

### Amenities

Amenities	Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Patio, See Remarks
Parking	Double Garage Attached, Over Sized, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Flat Site, Gated Community, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	January 30th, 2025
Days on Market	79
Zoning	Zone 91
Condo Fee	\$121

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 12:47pm MDT