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

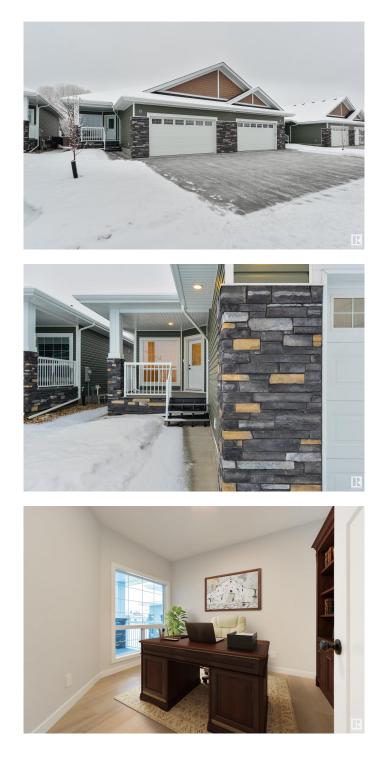
MLS® #E4419838

#### \$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, 9â€<sup>™</sup> 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 (22â€<sup>™</sup>x28â€<sup>™</sup>) 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 youâ€<sup>™</sup>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              |
| Туре           | 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<br>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 | 80                 |
| Zoning         | Zone 91            |
| Condo Fee      | \$121              |

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Listing information last updated on April 20th, 2025 at 2:17pm MDT