

## \$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 | 80                 |
| Zoning         | Zone 91            |
| Condo Fee      | \$121              |

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Listing information last updated on April 20th, 2025 at 9:02am MDT