

## \$559,900 - 153 Garneau Gate, Spruce Grove

MLS® #E4432873

**\$559,900**

3 Bedroom, 2.50 Bathroom, 1,997 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

Welcome to the Entertain Impression 22 by award winning Cantiro Homes. A show stopping home designed to leave a lasting impression. Located in Greenbury, Spruce Grove's top selling community, this home sits on a spacious pie lot - perfect for gardening, BBQs, and outdoor fun. Crafted for connection and style, the main floor features an oversized kitchen island, a large dining area, and a versatile flex space that can be a bar, wine room or home office. A modern electric fireplace and sleek glass railing adds warmth and sophistication. Upstairs offers a central recreation room, 3 bedrooms, and a stunning primary suite with tiled shower, soaker tub, and double vanity. Finished in our Scandinavian inspired Nordic elements interior style, blending mid century modern charm with natural textures and warm, inviting tones - this home is as beautiful as it is functional. Experience elevated living in the Entertain Impression 22. \*photos are for representation only. Colours and finishing may vary\*

Built in 2025

### Essential Information

MLS® # E4432873

Price \$559,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,997                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 153 Garneau Gate |
| Area        | Spruce Grove     |
| Subdivision | Greenbury        |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 2Y6          |

### Amenities

|           |  |
|-----------|--|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                           |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Golf Nearby, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 25th, 2025

Days on Market                4

Zoning                              Zone 91

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