

Courtesy Of George M Fahmy Of Mozaic Realty Group

## \$549,900 - 6 Cobblestone Gate, Spruce Grove

MLS® #E4459119

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,886 sqft

Single Family on 0.00 Acres

Copperhaven, Spruce Grove, AB

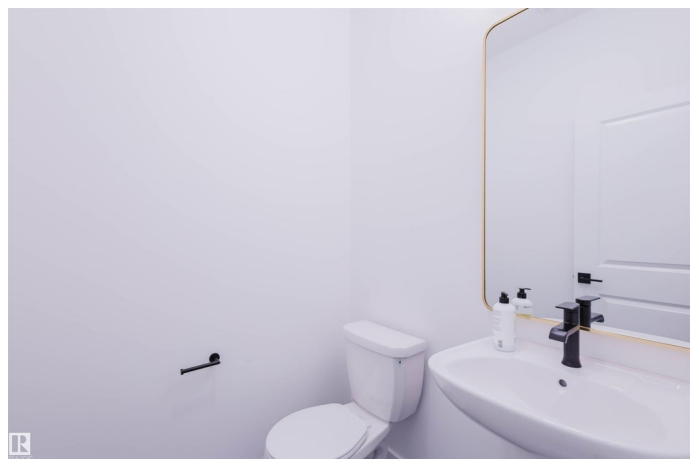
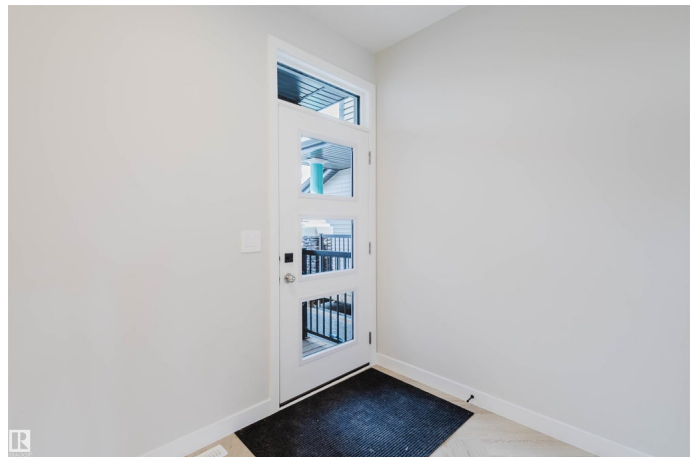
**PARK BACKING!** Discover Your Dream Home in Copperhaven, Spruce Grove. Nestled in a peaceful community surrounded by nature, this 3-bedroom, 2.5-bath single-family home offers 9' ceilings on the main floor, complete with a convenient half bath. The upgraded kitchen features stunning 42" cabinets, quartz countertops, included hood fan, large pantry, gas line to stove, and a waterline to the fridge—ideal for modern living. Upstairs, you'll find a bonus room, den, spacious walk-in laundry room, a full 4-piece bathroom, and 3 generously sized bedrooms perfect for your growing family. The primary suite is a true retreat, offering a walk-in closet and a luxurious ensuite with double sinks. Additional features include a separate side entrance, double attached garage, an unfinished basement with painted floors, a \$3,000 appliance allowance, triple-pane windows, and a high-efficiency furnace. Buy with confidence—built by Rohit. **QUICK POSSESSION!** Photos may differ. Appliances/furniture not included.

Built in 2025

### Essential Information

MLS® # E4459119

Price \$549,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,886                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 6 Cobblestone Gate |
| Area        | Spruce Grove       |
| Subdivision | Copperhaven        |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 4E4            |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Vinyl Windows, See Remarks, Natural Gas Stove Hookup |
| Parking   | Double Garage Attached                                              |

### Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | ensuite bathroom                                     |
| Appliances        | Garage Control, Garage Opener, Hood Fan, See Remarks |
| Heating           | Forced Air-1, Natural Gas                            |
| Stories           | 2                                                    |
| Has Basement      | Yes                                                  |
| Basement          | Full, Unfinished                                     |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                  |
| Exterior Features | Backs Onto Park/Trees, Not Landscaped, Park/Reserve, Playground Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                    |
| Construction      | Wood, Stone, Vinyl                                                                  |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Copperhaven School  
Middle                              Copperhaven School  
High                                St. Peter the Apostle Cath

**Additional Information**

Date Listed                      September 19th, 2025  
Days on Market                14  
Zoning                              Zone 91

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Listing information last updated on October 3rd, 2025 at 5:47am MDT