

## \$457,900 - 120 Garneau Gate, Spruce Grove

MLS® #E4450949

**\$457,900**

3 Bedroom, 2.50 Bathroom, 1,354 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

Welcome to Grafton 18 by award winning Cantiro Homes! This thoughtfully designed home is perfect for modern living, offering smart use of space, generous storage, and room to grow. Its open-concept layout and functional features ensure everyday ease and comfort. This home includes abundant storage with a large pantry, mudroom closet, and oversized bedroom closets. The main floor boasts a seamless flow between the kitchen, dining, and living areas. Enjoy a spacious front entry with a built-in bench and storage, plus convenient upstairs laundry. The oversized primary suite features a walk-in closet and generous ensuite. Two additional bedrooms are ideal for family, guests, or a home office. Features a roughed-in, suite-ready basement, a side entry, and a 9' foundation. Future Double detached garage size 18 x 22. Photos represent the model layout and finishes may differ.



Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450949  |
| Price      | \$457,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |

|                |                      |
|----------------|----------------------|
| Half Baths     | 1                    |
| Square Footage | 1,354                |
| Acres          | 0.00                 |
| Year Built     | 2025                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 120 Garneau Gate |
| Area        | Spruce Grove     |
| Subdivision | Greenbury        |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 2Y6          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Detectors Smoke        |
| Parking   | Double Garage Detached |

### Interior

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

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior          | Wood, Vinyl                             |
| Exterior Features | Flat Site, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                        |
| Construction      | Wood, Vinyl                             |
| Foundation        | Slab                                    |

### Additional Information



|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 11               |
| Zoning         | Zone 91          |

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Listing information last updated on August 12th, 2025 at 8:32am MDT