

Courtesy Of Adrienne Carlton Of Exp Realty

## **\$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 Detached Single Family  
 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	42
Zoning	Zone 91

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Listing information last updated on September 12th, 2025 at 4:02am MDT