

# \$610,000 - 44 Haney Court, Spruce Grove

MLS® #E4424406

## \$610,000

4 Bedroom, 3.50 Bathroom, 2,148 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

4 BED 4 BATH in Hilldowns! With over 2,800 sq ft of living space, this bright home offer tons of space for your growing family. As you enter you will notice impressive archways, floor to ceiling windows & fresh paint throughout. The inviting living room features gorgeous shelving & gas fireplace. The central kitchen includes an oversized island with eating bar & massive pantry. The sizeable dining room is surrounded by windows overlooking the backyard, deck & fenced dog run. The grand staircase leads to a huge bonus room with additional stairs branching off to the bedroom area. The spacious primary bedroom features a walk-in closet & luxurious 4 piece ensuite with soaker tub. The upper floor has two more large bedrooms, a 4 piece bathroom & laundry room. The finished basement is completely sound-proofed and wired for a projector & speakers. There is also a 4th bedroom & a 3 piece bathroom. Completing this home is a double attached garage. Centrally located, making commuting to school or work a dream!

Built in 2007

## Essential Information

MLS® #	E4424406
Price	\$610,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,148
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	44 Haney Court
Area	Spruce Grove
Subdivision	Hilldowns
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0B3

### **Amenities**

Amenities	Air Conditioner, Deck, Dog Run-Fenced In, No Smoking Home, Patio, Vacuum System-Roughed-In
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Golf Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	10
Zoning	Zone 91

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Listing information last updated on March 15th, 2025 at 12:47am MDT