# \$759,900 - 37 Darby Crescent, Spruce Grove

MLS® #E4427034

#### \$759,900

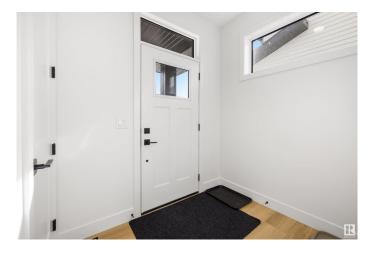
3 Bedroom, 2.50 Bathroom, 2,475 sqft Single Family on 0.00 Acres

Deer Park\_SPGR, Spruce Grove, AB

This beautifully designed 3-bed, 2.5-bath home by HRD offers over 2,400 sq ft of luxury living. With 9â€<sup>™</sup> ceilings, 8â€<sup>™</sup> doors, and luxury vinyl plank flooring, every detail feels upscale yet inviting. The main living space features a gas fireplace with stone masonry and custom arched shelves, while the chef's kitchen boasts a large island, quartz countertops, stainless steel appliances, and a custom hood fan. A main-floor office with feature walls adds function and style. Upstairs, a vaulted bonus room provides extra space, and the spa-like ensuite includes a free-standing soaker tub and glass shower. The heated triple garage is fully equipped with a floor drain and hot/cold hose bibs. Plus, enjoy year-round comfort with central AC!







Built in 2024

#### **Essential Information**

| MLS® #         | E4427034  |
|----------------|-----------|
| Price          | \$759,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,475     |
| Acres          | 0.00      |

| Year Built | 2024                   |
|------------|------------------------|
| Туре       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

## **Community Information**

| Address     | 37 Darby Crescent |
|-------------|-------------------|
| Area        | Spruce Grove      |
| Subdivision | Deer Park_SPGR    |
| City        | Spruce Grove      |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T7X 0W9           |

### Amenities

| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Detectors Smoke, See<br>Remarks, 9 ft. Basement Ceiling |
|----------------|---|
| Parking Spaces | 6   |
| Parking        | Triple Garage Attached  |

#### Interior

| Interior Features | ensuite bathroom                  |
|-------------------|-----------------------------------|
| Appliances        | Hood Fan, Refrigerator, Stove-Gas |
| Heating           | Forced Air-1, Natural Gas         |
| Fireplace         | Yes                               |
| Fireplaces        | Mantel, Stone Facing              |
| Stories           | 2                                 |
| Has Basement      | Yes                               |
| Basement          | Full, Unfinished                  |

## Exterior

| Exterior          | Wood, Stone, Vinyl                                       |
|-------------------|--|
| Exterior Features | Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl                                       |
| Foundation        | Concrete Perimeter                                       |

#### **Additional Information**

Date ListedMarch 22nd, 2025Days on Market39

Zoning Zone 91

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Listing information last updated on April 30th, 2025 at 11:32am MDT