

## \$589,998 - 22 Tenuto Link, Spruce Grove

MLS® #E4421278

### \$589,998

3 Bedroom, 2.50 Bathroom, 2,153 sqft

Single Family on 0.00 Acres

Tonewood, Spruce Grove, AB

Welcome to the "Columbia" built by the award winning Pacesetter homes and is located on a quiet street in the heart Tonewood. This unique property in Tonewood offers nearly 2200sq ft of living space. The main floor features a large front entrance which has a large flex room next to it which can be used as an office if needed, as well as an open kitchen with quartz counters, and a large walkthrough pantry that leads through to the mudroom and garage. Large windows allow natural light to pour in throughout the house. Upstairs you'll find 3 large bedrooms and a good sized bonus room. The unspoiled basement is perfect for future development and also comes with a good size deck. This is the perfect place to call home. \*\*\* Home is under construction and almost complete the photos being used are from the similar home recently built colors may vary to be complete by the end of July 2025 \*\*\*

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4421278  |
| Price      | \$589,998 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,153                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 22 Tenuto Link |
| Area        | Spruce Grove   |
| Subdivision | Tonewood       |
| City        | Spruce Grove   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7X 0Z3        |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

Date Listed February 11th, 2025

Days on Market 56

Zoning Zone 91

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Listing information last updated on April 8th, 2025 at 3:02pm MDT