

# \$619,800 - 63 Hull Wynd, Spruce Grove

MLS® #E4418619

**\$619,800**

4 Bedroom, 2.50 Bathroom, 1,838 sqft  
Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

BRAND NEW!! Built by the award-winning Rococo Homes, this newly built property has been thoughtfully designed ensuring the utmost in quality. On the main floor you'll find luxury vinyl plank flooring, a 2pc bath, large living room, and a great kitchen with full-height soft-close cabinetry, center island, QUARTZ countertops, separate dinette, & walk-through pantry leading to the mudroom. Travel upstairs and you'll find plush carpeting, a dedicated laundry area, 4pc bath, and FOUR sizeable bedrooms including a king-sized owner's suite with HUGE walk-in closet & 5pc ensuite. This home is complete with a TRIPLE-ATTACHED garage with DRIVE-THRU bay at the rear, OVERSIZED driveway (capable of storing an RV), and is BUILT-GREEN CERTIFIED "truly spectacular! Situated in a cul-de-sac with a desirable WEST-FACING yard, this home is sure to check all your boxes!

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4418619  |
| Price      | \$619,800 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,838                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |              |
|-------------|--------------|
| Address     | 63 Hull Wynd |
| Area        | Spruce Grove |
| Subdivision | Hilldowns    |
| City        | Spruce Grove |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T7X 0X5      |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | No Animal Home, No Smoking Home, See Remarks                |
| Parking   | Over Sized, RV Parking, Triple Garage Attached, See Remarks |

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Cul-De-Sac, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

Date Listed January 20th, 2025

Days on Market 74

Zoning Zone 91

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Listing information last updated on April 4th, 2025 at 8:47pm MDT