

11433 95 Street
Clairmont, Alberta

MLS # A2269671



\$364,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,208 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Parking Pad, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Street Lighting		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl

Roof: Fiberglass, Shingle

Basement: Full

Exterior: Concrete, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Tankless Hot Water

Inclusions: 10 year new home warranty, gdo and remote

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: mdr

Utilities: -

Experience modern luxury and move in December 15 into this stunning 3-bedroom, 2.5-bathroom Greyson Executive Duplex in Bridgewater, Clairmont, featuring an attached garage, backing onto peaceful greenspace, low county taxes (just over \$200/month), quartz kitchen countertops, stainless steel appliances, hot water on demand, and a new home warranty. Nearly complete, this home offers modern design, quality craftsmanship, and incredible value for first-time buyers or investors. Entertain in your luxury kitchen featuring soft-close cabinets and real wood dovetail-jointed soft-close drawers, all finished with quartz counters and a tile backsplash that surrounds the large island with an eating bar, seamlessly connecting to the open-concept dining and living areas. Upstairs, the spacious primary suite includes a walk-in closet and 4-piece ensuite, complemented by two additional bedrooms, another full bathroom, and a convenient second-floor laundry area. Smart and efficient upgrades include a MYQ Wi-Fi-enabled garage door opener, high-efficiency furnace, low-E argon-filled windows, and lifetime fiberglass shingles. The 12'x24' attached garage is drywalled, insulated, and fire-taped, and the unfinished basement offers endless possibilities for future development; it is roughed in for another bathroom, and egress windows are installed to accommodate two more bedrooms and a third 4-piece bathroom if you choose, with the potential to create a 5-bedroom, 3-bathroom home. Enjoy nearby parks, walking trails, and an award-winning K school, all with low county taxes—don't miss your chance to own this luxury duplex and move in before the holidays!