

**11451 95 Street
Clairmont, Alberta**
MLS # A1106995


\$299,900

| | | | |
|------------------|--|---------------|------------------|
| Division: | NONE | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Side by Side | | |
| Size: | 1,204 sq.ft. | Age: | 2021 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Concrete Driveway, Garage Door Opener, Parking Pad, Single Garage Attach | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Street Lighting | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Fiberglass, Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | mdr |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Tankless Hot Water | | |

Inclusions: -

Modern Luxury Duplex in Bridgewater in Clairmont ready for possession Dec 1. The contemporary exterior will keep you impressed every time you pull into the driveway. Come on in and be amazed by the incredible kitchen featuring granite counters, tile back splash, pendant lighting, soft close shaker style cabinets and Valhalla barn wood vinyl plank flooring. We know storage is important so we included a huge corner pantry, real wood drawers and soft closed drawers and cabinet doors. The gorgeous kitchen is finished off with Stainless Steel kitchen appliances. The main floor features an open concept layout throughout the kitchen, living room and dining room and features a handy power room 1/2 bathroom right by the entry. Upstairs you will find the roomy master bedroom which measures 12'8" by 11'10" and features a walk in closet and full 3 piece en-suite bathroom with walk in shower. The upstairs of this home has 2 more roomy spare bedrooms and a full 4 piece main bathroom. This smart home includes a NEST thermostat, smart doorbell to make those contactless drop-offs a snap and cat 5 and coax cables to the living and master bedroom. Built in savings with energy efficiency include hot water on demand, high efficiency furnace, low-e argon filled double paned windows and 50 year fiberglass shingles. The basement is unfinished and ready for your imagination to create the space of your dreams.. The 12'by 24' garage is dry walled insulated and fire taped. Clairmont has many kids parks, miles of walking trails and an award winning K-8 primary school and low county taxes, estimated on this home to be \$1980 per year. This home is under construction but is now just waiting for cabinets and should be complete Dec 1, lock in your deal today before rising lumber costs create price increases!