

**9506 114 Avenue
Clairmont, Alberta**
MLS # A2174839


\$349,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,277 sq.ft.	Age:	2023 (1 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, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Tankless Hot Water		
Inclusions:	none		

THE GREYSON EXECUTIVE DUPLEX IS ALMOST DONE -DEC 2 2024 POSSESSION! Modern Luxury 3 bed 2.5 bath Duplex in Bridgewater in Clairmont backing onto GREENSPACE! 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 quartz 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 4 piece en-suite bathroom with a tub shower combo. The upstairs of this home has 2 more roomy spare bedrooms and a full 4 piece main bathroom. This smart home includes a MYQ wifi enabled garage door openers 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 LIFETIME 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 and has a wifi enabled garage door opener. 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 \$2380 per year. Put your deposit down and reserve your new place

today!(SAMPLE PICTURES)