

**9554 114 Avenue
Clairmont, Alberta**
MLS # A2197800


\$359,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,249 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:	0.07 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, Quartz Counters, Recessed Lighting, Tankless Hot Water		

Inclusions: UPGRADED STAINLESS STEEL KITCHEN APPLIANCES

The Greyson Executive Duplex is currently under construction and is expected to be completed by the end of July! This modern, luxurious 3-bedroom, 2.5-bath duplex in Bridgewater, Clairmont, backs onto beautiful greenspace. (You also have the option to purchase up to 4 units in a row!) The contemporary exterior will impress you each time you arrive home. Step inside to discover the stunning kitchen, complete with quartz countertops, a tile backsplash, pendant lighting, soft-close shaker-style cabinets, and Valhalla barn wood vinyl plank flooring. Upgraded stainless steel kitchen appliances are included! For added convenience, there's a spacious corner pantry, real wood drawers, and soft-close drawers and cabinet doors. The kitchen seamlessly flows into the open-concept living and dining areas. A convenient half-bathroom is located just off the entry for easy access. Upstairs, you'll find the spacious master bedroom, measuring 12'8" x 11'10", complete with a walk-in closet and a luxurious 4-piece en-suite bathroom featuring a tub/shower combo. Two additional generously sized spare bedrooms, a 4-piece main bathroom, and an upstairs laundry area complete the upper level. Energy-efficient features include hot water on demand, a high-efficiency furnace, low-E argon-filled double-paned windows, and lifetime fiberglass shingles. The unfinished basement offers plenty of potential and can easily accommodate two bedrooms and a full bathroom, letting you create the space of your dreams. The 12' x 24' garage is drywalled and insulated for added comfort. (PICTURES ARE SAMPLE FROM PREVIOUS BUILD)