

9554 114 Avenue  
Clairmont, Alberta

MLS # A2197800



**\$359,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,249 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	mdr
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)