

9556 114 Avenue
Clairmont, Alberta

MLS # A2198141



\$359,900

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| Division: | NONE | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,263 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 | | |

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| 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: | None | | |

Introducing the Greyson Executive Duplex! This beautiful new construction is set to be completed by the end of July and is ready to offer you the home of your dreams! This modern and luxurious 3-bedroom, 2.5-bath duplex in Bridgewater, Clairmont is nestled against serene greenspace, offering both tranquility and style. (Plus, you can purchase up to 4 units in a row—how amazing is that?) Curb Appeal: The sleek, contemporary exterior will leave you in awe every time you arrive home. Gourmet Kitchen: Step inside to discover a chef's paradise, featuring quartz countertops, a chic tile backsplash, pendant lighting, soft-close shaker-style cabinets, and gorgeous Valhalla barn wood vinyl plank flooring. ??? Upgraded stainless steel kitchen appliances are also included, making it a breeze to entertain and cook in style. Convenience & Functionality: You’ll love the spacious corner pantry, real wood drawers, and soft-close cabinets that add both beauty and practicality. The kitchen flows seamlessly into the open-concept living and dining areas, perfect for hosting friends or relaxing with family. Plus, there's a convenient half-bathroom right off the entry for easy access. Upstairs Retreat: Your master bedroom (12'8" x 11'10") is a peaceful haven, complete with a walk-in closet and a luxurious 4-piece en-suite bathroom—featuring a tub and shower combo, ideal for unwinding after a long day. Two more generously sized spare bedrooms, a lovely 4-piece main bathroom, and a handy upstairs laundry area complete the second floor. Energy-Efficient & Thoughtful Features: Enjoy hot water on demand, a high-efficiency furnace, low-E argon-filled windows, and lifetime fiberglass shingles for peace of mind and energy savings. Endless Potential: The unfinished basement offers endless possibilities—design the perfect space to suit your needs, from two

more bedrooms to a full bathroom. Garage: The 12' x 24' garage is insulated and drywalled for maximum comfort and functionality. Ready to make this stunning duplex your new home? Contact me today to learn more and see how it can be the perfect fit for you! (PICS ARE SAMPLES FROM PREVIOUS BUILD.