

9560 114 Avenue  
Clairmont, Alberta

MLS # A2200468



**\$359,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,290 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		
<b>Inclusions:</b>	NONE		

Brand-New KINLEY LUXURY Duplex &ndash; Estimated Move-In July 31 Welcome to the KINLEY LUXURY Duplex, a stunning brand-new home in Bridgewater, Clairmont, designed for modern living with high-end finishes and thoughtful details. Backing onto serene greenspace, this 3-bedroom, 2.5-bath home offers both tranquility and luxury. Key Features: Modern Curb Appeal &ndash; Contemporary design with sleek architectural finishes. Gourmet Kitchen &ndash; Quartz countertops, stylish tile backsplash, soft-close shaker-style cabinetry, upgraded stainless steel appliances, pendant lighting, and Valhalla barn wood vinyl plank flooring. Spacious & Functional Layout &ndash; Open-concept main floor with corner pantry, real wood drawers, and soft-close cabinets for added convenience. Primary Retreat &ndash; Rear-facing master bedroom (13'9" x 11'6") with a walk-in closet and a luxurious four-piece ensuite featuring a tub/shower combination. Upstairs Convenience &ndash; Two generously sized secondary bedrooms, a four-piece main bathroom, and a second-floor laundry room. Energy-Efficient Features & money savings&ndash; Hot water on demand, high-efficiency furnace, Low-E argon-filled windows, and lifetime fiberglass shingles for long-term savings, plus 10 year new home warranty, low county taxes! Unfinished Basement &ndash; Endless Potential &ndash; Customize your space with options for two additional bedrooms and a full bath. Attached Garage &ndash; Insulated and drywalled 11'9" x 23'5" garage for added functionality. Bonus Opportunity: Purchase up to four units in a row, perfect for investors or multi-generational living. This home is scheduled for completion by the end of July and is an excellent opportunity to own a brand-new, thoughtfully designed home in a desirable location. Contact us today for more details or to

schedule a viewing. Photos are from a previous build; actual finishes may vary.