



**22 Stonybrook Lane  
Raymond, Alberta**

**MLS # A2325184**



**\$535,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,322 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, garage door opener

Brand new and beautifully finished by possession, this stunning bungalow-style half duplex in the highly sought-after Stonegate Meadows development is your opportunity to own a quality-built home by Deseret Homes at an affordable price! Offering 5 bedrooms, 3 full bathrooms, a double attached garage, and situated on a very large lot, this home is designed to fit a wide variety of lifestyles! You'll love the high-end finishes throughout, including custom cabinetry, quartz countertops, a spacious kitchen featuring a large island and walk-in pantry, and a bright, open living room complete with a cozy gas fireplace! Additional features include roughed-in central air conditioning, a roughed-in garage heater, and all kitchen appliances plus the washer and dryer are included, making this home truly move-in ready! The covered front porch and back deck provide the perfect spaces to relax or entertain, while the incredible location puts you just a couple of minutes' walk from a beautiful green space, church, and Hell's Creek Golf Course, and only a short drive to the heart of Raymond, where you'll find the hospital, grocery store, restaurants, schools, and so much more! Whether you're looking to downsize without giving up comfort, you're a young family wanting plenty of bedrooms, or you're anywhere in between, this home offers outstanding value in one of Raymond's most desirable neighbourhoods! Contact your favourite REALTOR® to see the full floor plan, learn more about the quality finishes, and book your private showing before this incredible opportunity is gone!