



GRASSROOTS
REALTY GROUP

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9528 114 Avenue
Clairmont, Alberta

MLS # A2338927



\$385,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,195 sq.ft.	Age:	2026 (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 Plank	Sewer:	-
Roof:	Fiberglass, Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	mdr
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Data		
Inclusions:	SEE REMARKS		

Brand-new luxury Greyson Executive Duplex backing onto greenspace, featuring quartz kitchen countertops, upgraded stainless steel kitchen appliances, soft-close cabinetry, hot water on demand, New Home Warranty, and an estimated November 15 possession date! Located at **9528-114 Ave, Clairmont** in the growing community of Bridgewater, this stylish 1,195 sq. ft. home offers an excellent opportunity for first-time buyers, families, or investors looking for modern finishes, energy efficiency, and the benefit of lower County property taxes. The bright, open-concept main floor features a contemporary kitchen with quartz countertops, tile backsplash, shaker-style soft-close cabinetry, upgraded stainless steel appliances, and plenty of space for everyday living and entertaining. Upstairs, you'll find a spacious primary bedroom featuring **sloped vaulted ceilings with extra windows**, a walk-in closet, and private 4-piece ensuite, along with two additional bedrooms, a full bathroom, and convenient upper-floor laundry. Built with efficiency and long-term value in mind, this home includes hot water on demand, a high-efficiency furnace, Low-E windows, lifetime shingles, and New Home Warranty coverage. The unfinished basement provides excellent future development potential with room for two additional bedrooms and a bathroom, while the insulated 12' x 24' attached garage adds year-round convenience. Backing directly onto greenspace in a growing, family-friendly neighbourhood, this brand-new home offers modern luxury, affordable ownership, and an estimated November 15 possession date for \$385,900. (Pictures and renderings are samples from previous builds—request the spec sheet for exact details.)