



GRASSROOTS
REALTY GROUP

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9530 114 Avenue
Clairmont, Alberta

MLS # A2338931



\$387,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,204 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	Sewer:	-
Roof:	Fiberglass, Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	mdr
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Data

Inclusions: NONE

Brand-new luxury Grayson Executive Duplex backing onto greenspace, complete with 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! Priced at \$387,900 and located at 9530-114 Ave in Bridgewater, Clairmont, this thoughtfully designed **1,204 sq. ft.** home combines upscale finishes, an efficient floor plan, and the advantage of lower County property taxes. Step inside to a bright and welcoming open-concept main floor where the kitchen, dining, and living areas flow together, highlighted by quartz countertops, a tile backsplash, modern shaker-style soft-close cabinets, and upgraded stainless steel appliances. The upper level offers three bedrooms, including a spacious primary retreat with sloped vaulted ceilings and extra windows that bring in plenty of natural light, plus a walk-in closet and private 4-piece ensuite. Two additional bedrooms, another full bathroom, and convenient upper-floor laundry complete the second level. Energy-conscious features include a high-efficiency furnace, hot water on demand, Low-E windows, and lifetime shingles, while New Home Warranty provides added peace of mind. The unfinished basement is ready for your future plans with space for two additional bedrooms and a bathroom, giving you an opportunity to add living space and build equity over time. An insulated 12' x 24' attached garage provides additional storage and year-round convenience. With greenspace directly behind the property and a growing family-friendly community at your doorstep, this new home delivers a great combination of style, efficiency, location, and value at \$387,900. (Pictures and renderings are samples from previous builds—request the spec sheet for exact details.)

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