



GRASSROOTS
REALTY GROUP

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11405 95 Street
Clairmont, Alberta

MLS # A2346546



\$382,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,244 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:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

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, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Stone Counters, Tankless Hot Water		
Inclusions:	None		

THE NEW PARKER LUXURY DUPLEX PRESALE – Backing onto an easement with one the biggest lots on the street, with October 15 possession! Enjoy low county taxes, quartz kitchen counters, soft-close cabinetry, lifetime IKO shingles, hot water on demand, and stainless steel kitchen appliances included in this modern 3 bed, 2.5 bath home. This thoughtfully designed layout features a private master retreat over the garage, with two additional bedrooms, a full bathroom, and a convenient upstairs laundry room with space for a side-by-side washer and dryer just a few steps up. The contemporary exterior makes a great first impression, while inside you’ll find an open-concept main floor highlighted by a stunning kitchen with quartz countertops, tile backsplash, pendant lighting, soft-close shaker cabinets, real wood drawers, Valhalla barn wood vinyl plank flooring, and a large corner pantry. The main level flows seamlessly through the kitchen, dining, and living areas and includes a handy 2-piece powder room near the entry. Built for efficiency and long-term value, this home features hot water on demand, a high-efficiency furnace, Low-E argon-filled double-pane windows, LED lighting, and durable lifetime fiberglass shingles. The unfinished basement is ready for your ideas and can accommodate two bedrooms and a full bathroom. The 11' x 21' garage is insulated, drywalled, fire-taped, and includes a WiFi-enabled opener. Located in Clairmont, you’ll appreciate the family-friendly setting with parks, walking trails, an award-winning K-8 school, and low county taxes estimated at \$2,635 per year. Secure your new home today with a deposit. click on multi media or video to take the 3D tour (Photos and renderings are from previous builds; request the spec sheet and renderings for this property.)

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