



**14938 102A Street  
Clairmont, Alberta**

**MLS # A2146355**



**\$319,900**

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,427 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Landscaped, Private, Sloped Down		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	11-72-6-W6
<b>Exterior:</b>	Mixed, Silent Floor Joists, Vinyl Siding, Wood Frame	<b>Zoning:</b>	HDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Vinyl Windows		

**Inclusions:** N/A

Executive townhouse with attached garage and desirable County taxes located in the very popular neighborhood of Whispering Ridge. This 3 bedroom, 2.5 bath unit features 9' ceilings, tile kitchen & baths and hardwood flooring throughout living/dining and in all 3 bedrooms. Main floor features spacious front entry with impressive vaulted ceiling, access to attached insulated & dry walled garage, 1/2 bath and open concept main floor with espresso kitchen cabinets, included stainless appliances, corner pantry and eat-up bar. Large living room with picture window flows to the dining nook and leads to BBQ deck with privacy wall, gas line for BBQ and stairs to lower level patio and fully fenced and landscaped West facing backyard. Upstairs features 3 great sized bedrooms, main bath, upper level laundry and expansive master with full ensuite, 4' shower and walk-thru closet. Basement is open for future development. Complete with AC, all window coverings and appliances!