

**306 Bridge Crossing Close
Raymond, Alberta**

MLS # A2308874



\$739,900

| | | | |
|------------------|------------------------|---------------|------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,592 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.24 Acre | | |
| Lot Feat: | Standard Shaped Lot | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Composite Siding, Stone | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s) | | |

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, garage heater, garage door opener & remote, central air conditioner

Welcome to this brand new bungalow in one of the town's most sought-after neighbourhoods. Sitting on a large 0.24-acre lot in the fully built-out Bridge Crossing development, this home offers the rare opportunity to enjoy new construction in a community where building opportunities are now extremely limited. Inside, the thoughtful open-concept layout creates a bright and inviting main living space while still offering a bit of separation from the front entry, a design feature buyers really appreciate. The main floor features 2 bedrooms, including a spacious primary suite complete with a walk-in closet and a beautiful ensuite featuring double vanities, and a custom tub/shower combo. Main floor laundry and an additional full bathroom add to the home's practical everyday layout. Downstairs, the fully finished basement offers 3 oversized bedrooms, all with walk-in closets, along with another full bathroom and plenty of extra space for family, guests, hobbies, or entertaining. Outside, the home makes a strong first impression with its inviting covered front porch, modern curb appeal, and oversized lot. The large rear deck creates even more room to relax, host gatherings, or enjoy warm summer evenings. The heated double attached garage adds comfort and convenience year-round. With brand new construction, a highly desirable bungalow floor plan, a finished basement, and a premium location in Bridge Crossing, this home checks all the boxes for buyers looking for modern living in Raymond.