

**22 Stonybrook Lane
Raymond, Alberta**

MLS # A2325184



\$535,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,322 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.20 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, garage door opener

Brand new and beautifully finished by possession, this stunning bungalow-style half duplex in the highly sought-after Stonegate Meadows development is your opportunity to own a quality-built home by Deseret Homes at an affordable price! Offering 5 bedrooms, 3 full bathrooms, a double attached garage, and situated on a very large lot, this home is designed to fit a wide variety of lifestyles! You'll love the high-end finishes throughout, including custom cabinetry, quartz countertops, a spacious kitchen featuring a large island and walk-in pantry, and a bright, open living room complete with a cozy gas fireplace! Additional features include roughed-in central air conditioning, a roughed-in garage heater, and all kitchen appliances plus the washer and dryer are included, making this home truly move-in ready! The covered front porch and back deck provide the perfect spaces to relax or entertain, while the incredible location puts you just a couple of minutes' walk from a beautiful green space, church, and Hell's Creek Golf Course, and only a short drive to the heart of Raymond, where you'll find the hospital, grocery store, restaurants, schools, and so much more! Whether you're looking to downsize without giving up comfort, you're a young family wanting plenty of bedrooms, or you're anywhere in between, this home offers outstanding value in one of Raymond's most desirable neighbourhoods! Contact your favourite REALTOR® to see the full floor plan, learn more about the quality finishes, and book your private showing before this incredible opportunity is gone!