

## \$774,900 - 144 Graybriar Drive, Stony Plain

MLS® #E4426336

**\$774,900**

5 Bedroom, 3.50 Bathroom, 1,984 sqft

Single Family on 0.00 Acres

The Fairways\_STPL, Stony Plain, AB

RARE FIND “ BACKING ONTO A GOLF COURSE! This stunning home offers luxury, comfort, and breathtaking views. Featuring 9-ft ceilings, 8-ft doors, and luxury vinyl plank flooring, the open-concept layout boasts a high-end chef’s kitchen with quartz countertops, a huge pantry, and upgraded appliances. The living room impresses with a modern fireplace and massive window overlooking the golf course, leading to a deck with a custom Pergolino Retractable Awning. The main floor primary suite is a true retreat, offering stunning views, a spa-inspired ensuite with premium finishes, dual sinks, and a walk-through to the laundry room. Upstairs features two large bedrooms, a 5-piece bath, and a bonus room. The finished basement includes two more bedrooms with walk-in closets, a games area, and a spacious family room. Additional features: Lennox Signature furnace, whole-home air purification, central A/C, epoxy-coated heated garage, custom window treatments, and more!

Built in 2023

### Essential Information

MLS® # E4426336

Price \$774,900

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,984
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	144 Graybriar Drive
Area	Stony Plain
Subdivision	The Fairways_STPL
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 0M7

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, No Smoking Home, HRV System, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 19th, 2025
Days on Market	31
Zoning	Zone 91

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