

# \$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 | 34               |
| Zoning         | Zone 91          |

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Listing information last updated on April 22nd, 2025 at 12:03pm MDT