



**Stony Plain**

5 GREENBRIAR PL

The Fairways\_STPL

T7Z 2W4

LP:

SP:

\$539,900



**ACTIVE**

**Listing ID #** E4474965  
**Building Type** Detached Single Family  
**Style** 2 Storey  
**Year Built** 2003  
**Full Baths** 3  
**Half Baths** 1  
**Total Baths** 3.1  
**Tot Flr AG SqFt** 1,811.37

**Sold Date**  
**Bedrooms Above** 2  
**Bedrooms Total** 3  
**Basement** Full  
**Basement Dev** Fully Finished  
**Tot Flr AG SqM** 168.28

[URL-Virtual Tour](#) [URL-Brochure](#)

Live where every morning begins with peaceful views of the STONY PLAIN GOLF COURSE RIGHT IN YOUR BACKYARD! Welcome home to this stunning earth-green two storey tucked into a quiet cul-de-sac in The Fairways. Step onto the large front deck & into a spacious foyer where your eye is instantly drawn to the stunning floor-to-ceiling stone gas fireplace. The main living area features new vinyl plank flooring & flows to a bright dining area with sliding doors to a massive, private deck framed by mature spruce, complete with gas BBQ & firepit hookup. The kitchen is designed for connection with peninsula seating. Upstairs, a sun-filled bonus room with cathedral ceilings invites you to unwind, while the primary suite offers a spa-inspired ensuite with large custom shower. A versatile 3rd bedroom is set up as an incredible walk-in dressing room/office (easily converted back). The finished basement (w/ bedroom, 3pc bath & laundry), A/C & double attached heated garage with epoxy floors complete this exceptional home!

**Directions**

Living Room	4.80 x 3.95	M	Bedroom 3	3.61 x 3.69	B	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.42 x 3.50	M	Bedroom 4			1	4	U	Yes	Main	70.63	760.26
Kitchen	3.25 x 4.66	M	Office	3.06 x 3.61	U	2	4	U	No	Upper	97.65	1,051.10
Family Room			Recreation Room	5.08 x 5.88	B	3	2	M	No	Above Grd		
Den			Laundry Room	2.71 x 3.46	B	4	3	L	No	Lower	59.25	637.77
Bonus Room	6.08 x 4.19	U				5				Below Grd		
Primary Bedrm	4.75 x 3.68	U				6				Tot Flr AG	168.28	1,811.37
Bedroom 2	2.85 x 3.72	U				7				# Finished	3	

**Heat Source** Natural Gas  
**Heat Type** Forced Air-1  
**Foundation** Concrete  
**Roof Type** Asphalt Shingles  
**Exterior** Vinyl  
**Flooring** Carpet, Linoleum, Vinyl Plank  
**Features** Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup

**Construction** Wood Frame  
**Basement** Full / Fully Finished  
**Separate Ent** No  
**2nd Suite** No  
**Garage Suite** No  
**Garden Suite** No  
**Lot Shape** Rectangular  
**Lot Size SqM** 434.04  
**Zoning**  
**Tax Amount** \$3,893.14 / 2025  
**Conform Type**  
**Conform Year**

**Permit By Seller**  
**Permit**  
**Permit**

**Front Exposure** South  
**F x D (m)** x

**Goods Incl** Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater

**Goods Excl** Sauna, Murphy bed

**Warranty**

**Fireplace** Yes  
**FP Fuel** Gas  
**FP Type** Stone Facing

**Site Features** Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby

**HOA Y/N** No  
**HOA Fee/Schd** /  
**HOA Fee Incls**

**Parking** Double Garage Attached, Front Drive Access, Heated, Insulated

**Road Access** Paved

**Park Encl/Tot** 2 / 4 **Garage Dim** 22'2" x

Condo Name	Fee Schedule	Floor Location	Floor#
Condo Fee		#Floors in Build	Elevator
Fee Includes		Balcony/Terrace	Min Age
		Titled Storage	
		Parking Type	
		Unit Exposure	