



**GRASSROOTS**  
REALTY GROUP

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**27 Skyline Crescent  
Claresholm, Alberta**

**MLS # A2227191**



**\$315,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,012 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Concrete Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Crawl Space, Full
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Open Floorplan, Pantry, See Remarks, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1 Multiple Res.
<b>Utilities:</b>	-

**Inclusions:** Fridge, stove, dishwasher, microwave, blinds, Stand up Freezer in garage , Shelving in Basement and Garage , Shed (Location as is) , Safe in garage, hide away couch in front bedroom, garage control and remote , SAFE in garage

This thoughtfully cared-for bungalow is the perfect fit for retirees, downsizers, singles, or even healthcare professionals seeking a quiet, low-maintenance lifestyle close to essential services. Warm, functional, and move-in ready, this isn't just a house—it's a place to feel at home. Located in a peaceful cul-de-sac, this charming 2-bedroom, 2-bath home was built in 2002 and offers the ease and comfort of main floor living. The open-concept layout is filled with natural light, creating a bright and inviting atmosphere from the moment you step inside. At the heart of the home is a well-designed, sunlit kitchen, open to both the dining area and living room, allowing for a seamless flow whether you're entertaining or enjoying a quiet night in. The south-facing primary bedroom features a 3-piece ensuite with a walk-in shower, and main floor laundry adds to the everyday convenience. The north-facing second bedroom offers flexible use—perfect as a guest room, home office, or cozy den, depending on your needs. Step outside from the living room to a large back deck—complete with a privacy screen and gas BBQ hookup—ideal for summer dinners and relaxing afternoons. A welcoming front deck provides the perfect spot for morning coffee or evening unwinding. The well-maintained yard includes a garden area and a storage shed for added functionality. Additional features include an attached single garage and a concrete slab crawl space that houses the furnace and hot water tank, while offering even more storage. Location is another key highlight—this property is within close proximity to the hospital, assisted living, and extended care facilities, making it an ideal home for healthcare professionals or anyone wanting quick, convenient access to health services. It's an easy walk or short commute to

work or care. Peaceful, practical, and perfectly located, this home combines comfort, convenience, and simplicity&mdash;with just two steps to enter, it's also a great option for those seeking improved accessibility.