



GRASSROOTS
REALTY GROUP

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**54 Westlynn Spur
Claresholm, Alberta**

MLS # A2239678



\$579,999

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,503 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	ICF Block
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

Welcome to your dream family home, ideally located just one block from the 18-hole golf course and backing directly onto a beautiful green space. This stunning property offers the perfect blend of comfort, style, and functionality—all in a highly sought-after location. From the moment you step inside, you're greeted by rich hardwood floors and a spacious open-concept layout. The living room features a cozy corner gas fireplace and large north-facing windows that provide a peaceful view of the fully fenced backyard. The bright and airy kitchen is perfect for entertaining, complete with an eat-up island with sink, corner pantry, and elegant display cabinets. The adjoining dining room offers direct access to your expansive back deck—perfect for summer gatherings and family BBQs. A spacious mudroom off the attached garage provides plenty of storage and everyday convenience. On the main floor, you'll find two bedrooms including a generous primary suite with a large walk-in closet and private 3-piece ensuite. A full 4-piece bathroom and a dedicated laundry room with built-in sink complete the main level. Downstairs, the fully developed basement impresses with tall ceilings, an ideal family room, games area, custom built-in cabinetry, and a second gas fireplace for ultimate coziness. You'll also find three more spacious bedrooms—including one with an oversized closet that's practically a room on its own—plus a beautifully finished 4-piece bathroom. Storage is no concern with thoughtful options throughout the home, including a mezzanine in the attached garage. Attached garage also has 2-220V outlets. Under ground sprinklers both front and back as well as the trees on a drip system. The backyard features a ground-level fire pit area, huge deck, and privacy fencing—all set against a green space.

backdrop. Close to walking paths, westward views, and the golf course, this home truly checks all the boxes. Don't miss this opportunity!