



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**24 Tamarack Road E
Claresholm, Alberta**

MLS # A2241063



\$530,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,622 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	See Remarks		

Heating:	In Floor	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, See Remarks	Zoning:	R
Foundation:	None, Slab	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge, stove, dishwasher, OTR hood fan, washer , dryer , garage control and door opener		

Step into modern comfort and lasting quality with this beautifully built 2023 bungalow, offering approximately 1,600 sq. ft. of well-designed main-floor living. Constructed with insulated precast concrete wall panels (R-23 rated), this home combines strength, energy efficiency, and superior sound insulation for year-round comfort and peace of mind. The open-concept floor plan includes 3 spacious bedrooms, 2 full bathrooms, and an attached double garage. Upon entry, you're welcomed by a versatile front bedroom or den—ideal for a home office, guest room, or flex space. At the heart of the home, a bright and spacious living room with a cozy gas fireplace connects seamlessly to the dining area and modern kitchen. Floor-to-ceiling sliding patio doors lead to a covered patio—perfect for outdoor relaxation or entertaining guests. The kitchen is a showstopper with its contemporary blue and wood-tone cabinetry, gold-colored handles and fixtures, durable Corian countertops, and ample storage. Conveniently located off the kitchen is the main-floor laundry area and access to the insulated, drywalled double garage—complete with epoxy floors. Down the hallway, you'll find a generous second bedroom, a well-appointed 5-piece main bath, and a serene primary suite. The primary bedroom includes a large walk-in closet and a spa-inspired ensuite featuring black fixtures, a walk-in shower, soaking tub, and double sinks. Additional highlights throughout the home include pot lighting, oversized windows for natural light, durable vinyl plank flooring, in-floor heating, and an on-demand hot water system. Exterior Features: Designed for low maintenance and high curb appeal, the exterior features a modern black front door and garage door, a covered entry with stone inspired accents, and maintenance-free finishes throughout. The R-33

precast concrete wall system, paired with added exterior insulation, ensures top-tier thermal performance, reduced energy costs, and a quiet interior environment—blocking out both traffic and neighborhood noise. This is a truly solid, energy-efficient home built with lasting comfort and minimal upkeep in mind. Note: Some photos have been virtually staged.