



GRASSROOTS
REALTY GROUP

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15 Willow Road W
Claresholm, Alberta

MLS # A2261504



\$279,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,276 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Combination	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Soaking Tub		

Inclusions: Compressor in Garage, Vacuflo & Attachments

Charming One-Level Living - Move In Ready! This Sweet Property offers 1,276 square feet of Living Space All on One Level, thoughtfully updated and maintained for comfort, efficiency and style. With numerous recent upgrades and Fantastic location, this home is truly move-in ready and waiting for you. Major Updates & Maintenance - Large Addition (2010), 60% Electrical updated (2011) +25% updated (2025), New Flooring throughout (2025), Hot Water Tank replaced (2025), Toilet replaced (2023), Metal roof (2012), New Eavestroughs & guards (2023), Central Air Conditioning inspected & serviced yearly, Wood Burning Fireplace inspected by Atco (2025). Interior Features: Generous Kitchen space with hand-crafted oak cabinetry and abundance of storage. Appliances include: Fridge, Stove & over-the-range microwave (2020), Washer & Dryer (2022), and Dishwasher (approx. 5 years old). Two Good sized bedrooms plus Large Master that could also be used as a Family living area. Bathroom with Soaker Tub and in-bathroom Laundry with near-new appliances. Spacious front entry with large closets for excellent storage. Cozy Wood burning fireplace for warmth & charm. Dining area with Garden doors opening to a private covered porch with built-in gas barbecue. Exterior & Outdoor Living. Private yard with patio area, perennial gardens and mature trees. Underground sprinklers for easy maintenance. Heated attached single garage with double parking pad. Quiet, established neighbourhood. Conveniently located to the Claresholm Golf Course, dog park, walking paths, parks, Hospital and Fire Station. A Peaceful setting with Great amenities just minutes away. The Perfect Fit whether you are searching for a starter home or looking to downsize, this property has everything you need--plus the updates are already completed! Immediate Possession available - Book your

Showing today!