



**GRASSROOTS**  
REALTY GROUP

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

**42 Westover Crescent  
Claresholm, Alberta**

**MLS # A2271879**



**\$269,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,208 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Private		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Mobile
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Walk-In Closet(s)		

**Inclusions:** fridge, stove, OTR microwave, washer, dryer, shed, window coverings

Welcome to this beautifully updated mobile home, set on its own generous lot in the heart of Claresholm. Fully renovated just four years ago, this bright and modern home offers an inviting open-concept layout that is perfect for everyday living and entertaining. Enjoy peace of mind with new windows, new appliances, fresh paint throughout, updated flooring, and a newer fence that enhances both curb appeal and privacy. A skylight fills the main living area with natural light, creating a warm and uplifting atmosphere. The home features 3 comfortable bedrooms and 2 full bathrooms, including a spacious primary suite. Outside, the private yard offers an ideal place to relax or host gatherings, complete with a cozy patio area and plenty of room to garden, play, or unwind. Located in a lovely, friendly community just one hour from Calgary, Claresholm offers small-town charm with convenient access to amenities, parks, and schools. Fresh, bright, and move-in ready—this is an excellent opportunity to enjoy affordable, comfortable living on a property you own. Don't miss it!