



4601 4 Street W
Claresholm, Alberta

MLS # A2297580



\$449,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,771 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Lawn, Other		

Heating:	Forced Air
Floors:	Carpet, Tile
Roof:	Asphalt Shingle
Basement:	Partial
Exterior:	Wood Frame
Foundation:	Wood
Features:	See Remarks

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

Inclusions: N/A

Welcome to this immaculate 4-level split in Claresholm, where pride of ownership shines from the moment you arrive. From the stunning curb appeal to the thoughtfully designed interior, this home offers the perfect blend of comfort, functionality, and outdoor living. The bright and inviting front living room features large east-facing windows, filling the space with natural morning light. The spacious kitchen has been tastefully updated with modern countertops, stylish backsplash, and stainless steel appliances, while the charming bay window over the sink adds warmth and character. The adjoining dining area is bathed in sunshine and offers patio door access to your west facing private backyard oasis. Upstairs, you'll find three well appointed bedrooms, including a generous primary complete with a walk-in closet, 4-piece ensuite, and peaceful backyard views. A full 4-piece main bathroom completes the upper level. The lower level is the definition of cozy, featuring a welcoming family room with a wood-burning stove—perfect for relaxing evenings. This level also includes an additional bedroom or ideal home office, a convenient laundry area, and direct access to the attached double garage. Downstairs, the developed basement offers even more space to unwind or entertain, highlighted by a second family room with a built-in bar, wine fridge, and bar fridge. Plus, enjoy the bonus of a large crawl space providing excellent storage. Step outside and fall in love with the beautifully landscaped backyard, complete with an oversized deck, built-in hot tub, mature trees for privacy, a tranquil rock waterfall feature, and vibrant perennials throughout. The large concrete driveway provides ample space, including room for RV parking, and the double attached garage offers added convenience with backyard access. Ideally located close to downtown, walking paths, and directly

across from a park, baseball diamond, and spray park, this home truly has it all for families and entertainers alike. Don't miss your opportunity, book your showing today!