

\$565,000 - 20 Westlyn Drive W, Claresholm

MLS® #A2190709

\$565,000

5 Bedroom, 3.00 Bathroom, 1,573 sqft
Residential on 0.19 Acres

NONE, Claresholm, Alberta

This beautifully designed 5-bedroom, 3-bathroom home, built in 2002, is located across from the golf course, offering stunning views right from your front yard. The main floor features 3 bedrooms, including an expansive primary suite with a large walk-in closet and a 4-piece ensuite bathroom. A cozy gas fieldstone fireplace in the living room adds both warmth and character, creating the perfect setting for relaxation.

The open-concept kitchen is a true highlight, featuring a large island with seating, a generous pantry, and a seamless flow into the dining and living areas. The main floor also includes a convenient laundry room.

The fully finished basement includes a spacious recreation area, ideal for entertaining, with a second gas fireplace enhancing the cozy ambiance. Additionally, you'll find 2 more bedrooms and a massive storage/workshop area, perfect for all your projects and organizational needs. Step outside to the west-facing covered deck, complete with a gas line for BBQs, offering a fantastic space to unwind and enjoy the view.

The oversized double garage is heated, drywalled, and insulated, making it a comfortable and functional space year-round. It's large enough to accommodate a truck and provides ample room for additional storage or work projects. The fully fenced yard



includes multiple garden beds, a drip irrigation system, and underground sprinklers, adding to the home's overall appeal.

At just under 1,500 sq. ft., this home is thoughtfully designed with both style and functionality in mind. Additional features include in-floor heating in the basement, central air conditioning, and an ICF basement for excellent insulation, ensuring comfort throughout the year. Don't miss the opportunity to make this stunning property your own!

Built in 2002

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2190709 |
| Price | \$565,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,573 |
| Acres | 0.19 |
| Year Built | 2002 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 20 Westlyn Drive W |
| Subdivision | NONE |
| City | Claresholm |
| County | Willow Creek No. 26, M.D. of |
| Province | Alberta |
| Postal Code | T0L 0T0 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 1 |
|----------------|---|

| | |
|--------------|------------------------|
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub |
| Appliances | See Remarks |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Basement, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | BBQ gas line, Fire Pit |
| Lot Description | Few Trees, Garden, Irregular Lot |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | ICF Block |

Additional Information

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|----------------|--------------------|
| Date Listed | February 6th, 2025 |
| Days on Market | 90 |
| Zoning | R-1 |

Listing Details

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| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE (CLARESHOLM) |
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