

# \$575,000 - 20 Westlyn Drive W, Claresholm

MLS® #A2190709

**\$575,000**

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

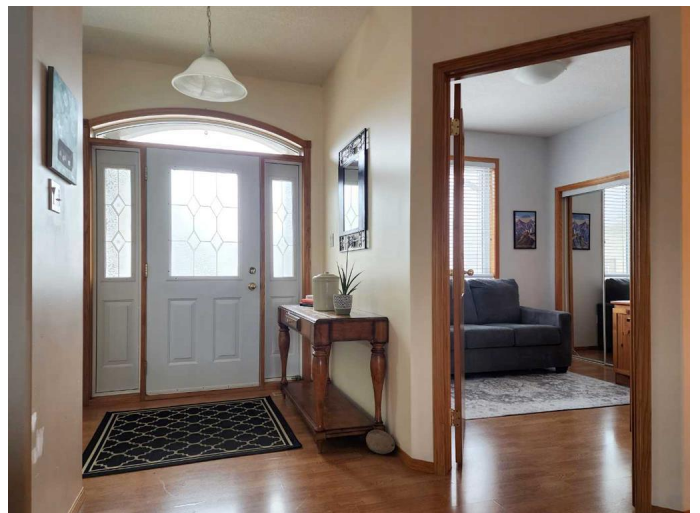
NONE, Claresholm, Alberta

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	\$575,000
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
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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	Basement, Gas, 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

Date Listed	February 6th, 2025
Days on Market	58
Zoning	R-1

### Listing Details

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