



**GRASSROOTS**

REALTY GROUP

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**109 Derochie Drive  
Claresholm, Alberta**

**MLS # A2287615**



**\$899,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House                              |               |                   |
| <b>Style:</b>    | Bungalow                                       |               |                   |
| <b>Size:</b>     | 1,909 sq.ft.                                   | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Driveway, Heated Garage, Quad or More Attached |               |                   |
| <b>Lot Size:</b> | 0.70 Acre                                      |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Few Trees               |               |                   |

|                    |                                  |                   |    |
|--------------------|----------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas          | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum, Tile | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                             | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame                       | <b>Zoning:</b>    | R3 |
| <b>Foundation:</b> | ICF Block, Poured Concrete       | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks, Vaulted Ceiling(s)  |                   |    |

**Inclusions:** N/A

Located on one of the most sought-after cul-de-sacs in town, this one-of-a-kind family home is truly unforgettable. With convenient walking access to schools, baseball diamonds, and paved pathways, the location is just as impressive as the home itself. From the moment you arrive, the expansive circular driveway and incredible heated 4-car garage set the tone for what's to come. Step inside to a bright, open-concept main living area featuring vaulted ceilings and beautiful dormer windows that flood the space with natural light. The thoughtfully designed kitchen is the heart of the home, complete with a large eat-up island, sink overlooking the backyard, warm wood cabinetry, and stainless steel appliances perfect for staying connected while entertaining or spending time with family. The spacious dining area easily accommodates gatherings of any size and offers direct access to the partially covered back deck. Just off the front entry, a versatile flex room provides the perfect opportunity for a home office, or future walk-in pantry. The main floor continues with two generously sized bedrooms, each with large closets, and a 3-piece bathroom tucked behind a pocket door for added privacy. The primary suite is a true retreat, featuring private access to the back deck, DOUBLE walk-in closets, and a luxurious ensuite with a corner soaker tub, separate shower, double sinks, and a private toilet room. Additional main floor highlights include a convenient 2-piece guest bathroom and a spacious laundry room with a full wall of built-in lockers, ideal for busy family life. The fully developed basement offers large windows, brand new carpet, a massive family room, wet bar with full fridge, games area, two additional bedrooms with walk-in closets, a 4-piece bathroom, and ample storage including a secure lockable room. And then there's the garage. More than

just a place to park, this heated 4-car garage is an experience in itself featuring a massive loft gym with dormer windows overlooking an incredible THREE story climbing wall. Yes, you read that right. Add in space for a pool table and the ultimate man cave setup, and this becomes a truly unmatched feature. All of this is set on a large yard with plenty of room for toys, gardening, and outdoor living. This is not just a home, it's a lifestyle. Truly one of a kind.