



**GRASSROOTS**

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**8 Link Spur  
Claresholm, Alberta**

**MLS # A2298303**



**\$749,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,722 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Lawn, On Golf Course, Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<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>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Have you been waiting for the perfect golf course home? A thoughtfully designed custom built home where comfort, function, and entertaining come together? Welcome to 8 Link Spur. From the moment you enter, you'll appreciate the abundance of natural light streaming through the transom window, filling the home with warm west-facing sunshine. Just off the front entry is a spacious office that could easily serve as an additional bedroom, featuring vaulted ceilings, a bay window, and beautiful west-facing views. Designed with entertaining in mind, the open-concept kitchen, dining, and living areas create the perfect gathering space. The kitchen offers a large eat-up island with sink, plenty of counter space, a corner pantry, built-in desk area, and stunning views of the golf course. The dining area is large enough for family celebrations and flows into a versatile flex room featuring floor-to-ceiling windows, access to the expansive deck, and breathtaking golf course views. The inviting living room showcases built-in cabinetry and a cozy gas fireplace. The main floor also includes two additional bedrooms, including a spacious primary retreat with golf course views, a large walk-in closet, and a private 3-piece ensuite. A 4-piece main bathroom and convenient main floor laundry with access to the heated oversized double attached 25x25'8 garage complete the level. The fully developed basement provides exceptional additional living space with a large family room, rec room, and a designated area ready for a future bar. Two spacious bedrooms, one featuring a large walk-in closet and the other offering nearly the same amount of storage, provide plenty of room for family or guests. A 3-piece bathroom, generous mechanical room, and ample storage space, including under-stair storage, add to the home's functionality. Outside, the meticulously maintained

yard is beautifully landscaped with mature shrubs, underground sprinklers, and a garden area. Backing directly onto the golf course, you'll enjoy unbeatable views and convenient access right from your backyard. Located in a quiet cul-de-sac and just a short walk to the trails along Frog Creek and the Kin Trail, this exceptional property offers a lifestyle that is hard to match. This is an opportunity to own a custom-built golf course home in an outstanding location. Don't miss your chance—schedule your viewing today.