



**47 Willow Road
Claresholm, Alberta**

MLS # A2304338



\$467,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,136 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.02 Acre		
Lot Feat:	No Back Lane, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this fantastic family home backing onto a park and located just a block from the golf course with a bus stop for the kids close by, an ideal setting for both relaxation and recreation. This beautifully 4-level split features a brand new double detached garage and a thoughtfully renovated main floor with a bright, open-concept design. Enjoy stylish vinyl plank flooring and a modern kitchen complete with Corian countertops and sink, a large white oak eat-up island with convenient pullouts, and a clear view of the backyard. The seamless layout keeps the kitchen, dining, and living areas connected—perfect for everyday living and entertaining. Patio doors off the dining area lead directly to the back deck, extending your living space outdoors. Upstairs, you’ll find three bedrooms, including a spacious primary suite overlooking the backyard with a private 2-piece ensuite. A full 4-piece bathroom completes this level. The third level offers a warm and inviting family room with a gas fireplace and large windows for plenty of natural light. This level also includes a versatile office or potential fourth bedroom, a 3-piece bathroom, and a second entrance to the backyard and ground-level patio—ideal for guests or a home-based workspace. The lower level provides additional flex space perfect for a playroom, home gym, office, or games area—tailored to suit your lifestyle. Outside, you’ll love the multiple patio spaces, including one covered area and one open-air retreat. The backyard has been freshly reseeded and offers a great space to enjoy throughout the seasons. The new garage is an added bonus, already plumbed for gas and ready for your finishing touches. This move-in-ready home offers space, style, and an unbeatable location—come see it for yourself!