



**GRASSROOTS**

REALTY GROUP

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**5307 2A St. East  
Claresholm, Alberta**

**MLS # A2306358**



**\$487,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,518 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Heated Garage, RV A		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Lawn, Treed		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RES
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Kitchen Island, Pantry, See Remarks, Storage		

**Inclusions:** 2 Refridgerators, stove, dishwasher, microwave, washer, dryer, AC, Blinds and Window Coverings, Shed and Green House.

Main-floor living at its finest. This custom, air-conditioned bungalow offers 5 bedrooms, a versatile bonus room (ideal for storage, a gym, or an additional bedroom), and 3 bathrooms. Fully developed and exceptionally well maintained, this home is tucked away on a quiet street and is well suited for retirement living or a growing family. From the moment you step inside, you're welcomed by a warm, inviting feel and immediately drawn to the custom rounded stair railing—a unique architectural touch that sets the tone for the home. The bright main living area is filled with natural light from large windows and offers a comfortable, open flow between the dining space and kitchen. The kitchen is both functional and inviting, featuring ample counter space, an island with seating for casual gatherings, and a separate, spacious walk-in pantry that keeps everything neatly organized and out of sight. The main floor continues with a generous primary suite designed as a quiet retreat, complete with a walk-in closet and 3-piece ensuite. A convenient main-floor laundry room adds everyday practicality, along with an additional bedroom and a 4-piece bathroom for family or guests. Downstairs, the lower level feels just as welcoming, offering four additional bedrooms, another flexible bonus room (ideal as a gym, hobby room, storage space, or extra bedroom), a 3-piece bathroom, and a large recreation area with built-in cabinetry—perfect for movie nights, games, or relaxing with family and friends. The attached double garage is insulated, drywalled, and heated, making it comfortable year-round. Outside, the home continues to impress with a pressure-treated deck featuring aluminum railing off the dining room—an ideal spot for morning coffee or evening sunsets. The yard is thoughtfully set up with a shed, greenhouse, garden beds, apple trees, RV parking,

underground sprinklers, and a fully fenced layout that offers both privacy and space to enjoy. Located in Claresholm, this home combines small-town charm with everyday convenience. The community is known for its friendly atmosphere, local shops, schools, and healthcare services, all within easy reach. With straightforward highway access to Lethbridge and Calgary, it's an ideal location for those who want a quieter lifestyle without feeling disconnected. Surrounded by wide-open prairie skies and nearby outdoor recreation, Claresholm offers a peaceful, welcoming place to truly feel at home.