



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

17 WESTLYNN Drive
Claresholm, Alberta

MLS # A2310172



\$799,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,588 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Drive Through, Driveway, Front Drive, Garage Door Oper		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Gentle Slopi		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	23-12-27-W4
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bidet, Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: 2 Sheds, Bookcase, Wine Rack, Roll Down Blinds, 4 Garage Controls, 3 Garage Openers, Sprinkler System

This STUNNING CUSTOM BUNGALOW has 3,008 Sq Ft of DEVELOPED Living Space feat. 4 Bedrooms + 2.5 Bathrooms — BACKING onto the GOLF COURSE — a MASSIVE 4-CAR DRIVE-THROUGH 794.56 Sq. Ft. GARAGE, A/C + an INCREDIBLE ENTERTAINER’S LAYOUT in the heart of Claresholm! PERFECT for families, retirees craving luxury single-level living, or buyers needing PREMIUM GARAGE + SHOP SPACE for toys, hobbies, RV storage + more! Situated on a beautifully landscaped 0.26 ACRE LOT, this IMMACULATE home delivers the perfect blend of COMFORT + FUNCTIONALITY from the moment you arrive. Step inside to a BRIGHT + INVITING FOYER feat. rich HARDWOOD FLOORS, warm neutral finishes + a flowing OPEN-CONCEPT layout that instantly feels like HOME. Just off the foyer, the 2ND BEDROOM — currently styled as a HOME OFFICE — offers flexibility for guests, work or den space, while the nearby 2 PC POWDER ROOM is ideal for visitors. The main living area feat. SOARING VAULTED CEILINGS + is flooded w/NATURAL LIGHT overlooking the serene backyard + GOLF COURSE VIEWS — designed for effortless living + entertaining. Anchored by a cozy GAS FIREPLACE, this space creates the perfect atmosphere for relaxing evenings + family gatherings. The KITCHEN is a SHOWSTOPPER — designed for buyers who LOVE to cook + entertain! feat. BEAUTIFUL Cabinetry, GRANITE Countertops, SS APPLIANCES incl/BUILT-IN OVEN + GAS COOKTOP, oversized prep space, exceptional storage + LARGE PANTRY — all seamlessly designed for effortless hosting. The mudroom feat. MAIN FLOOR LAUNDRY + direct garage access for added convenience. The adjoining dining area is PERFECT for holiday dinners, wine nights or morning coffee overlooking the

peaceful backyard, w/direct access outside for seamless indoor/outdoor living. The PRIMARY RETREAT is spacious + serene feat. a SPA-INSPIRED 5-PC ENSUITE, WALK-IN CLOSET + private atmosphere perfect for unwinding. Downstairs, the FULLY FINISHED BASEMENT offers a MASSIVE rec/games area, spacious family room, 3RD + 4TH BEDROOMS, 4 PC BATHROOM, flex room, storage + endless room for movie nights, fitness space or hobbies. And then there's the GARAGE — a DREAM setup! OVERSIZED 4-CAR ATTACHED GARAGE w/DRIVE-THROUGH BAY, WORKSHOP SPACE, heated + insulated functionality, plus room for vehicles, golf cart, tools + toys. RV PARKING, concrete driveway + incredible curb appeal complete this standout package. Step outside onto the spacious deck + enjoy BBQs, sunset evenings + tranquil golf course surroundings from the beautifully landscaped yard feat. 2 storage sheds + underground sprinklers. Additional features include CENTRAL A/C, Air purifier, Hot water on demand, Water softener, custom built-ins, covered deck spaces, cold room storage, + EXCEPTIONAL PRIDE of ownership throughout. Built in 2015, this home offers turn-key luxury living in a peaceful golf course community. Located in Claresholm — enjoy small-town charm w/easy access to golf, parks, walking paths + local amenities. THIS PROPERTY DELIVERS IT ALL. BOOK A PRIVATE SHOWING!!!