



GRASSROOTS
REALTY GROUP

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**15 Chinook Crescent W
Claresholm, Alberta**

MLS # A2313542



\$430,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,276 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Driveway, Insulated		
Lot Size:	0.31 Acre		
Lot Feat:	Few Trees, Gentle Sloping, Irregular Lot, No Back Lane, On Golf Course, Unba		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garba
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Tucked away beside the Bridges of Claresholm golf course, this hidden gem is set on an expansive, beautifully landscaped lot of over one-third of an acre, the property captures the golf course vistas with the dramatic backdrop of Chief Mountain rising in the distance. From the moment you step inside, the cathedral ceilings and expansive windows create a remarkable sense of light and openness throughout the main living and dining areas. Designed to embrace both comfort and scenery, every principal space is thoughtfully positioned to showcase the surrounding greens and landscaped yard. The kitchen connects effortlessly to the covered outdoor deck, creating an inviting setting for summer dining and relaxed entertaining while overlooking the course. Whether enjoying quiet mornings or hosting guests at sunset, the outdoor living space will be where you find you will be spending your time. The serene primary bedroom features a spacious walk-in closet and a 3-piece ensuite with recently updated walk-in shower. A second generous bedroom, full four-piece bath, and convenient main floor laundry complete the thoughtfully designed main level. Downstairs, the lower level offers additional living flexibility with a bright oversized bedroom, expansive family room just waiting for your personal touch, substantial cold storage area, and a dedicated utility/workshop space ready for hobbies or projects. The oversized double attached garage includes its own workshop area along with pull-down access to valuable attic storage. Between the home and garage, a charming, covered patio provides the perfect place to enjoy morning coffee looking out at the flowering crab apple tree. For golf enthusiasts, a private gate and paved pathway offer direct access to the course — a rare feature that elevates this property into a lifestyle opportunity as much as

a home. Peaceful and spacious, this is a rare offering where small-town tranquility meets with a relaxed lifestyle.