



GRASSROOTS

REALTY GROUP

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18 WILLOW ROAD
Claresholm, Alberta

MLS # A2313821



\$420,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,061 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Drive Through, Driveway, Heated Garage, Insulated, Off Street,		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped		

Heating:	Electric, Forced Air, Natural Gas, Wall Furnace	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, electric stove, OTR microwave, dishwasher, washer, dryer, AC, window coverings and blinds, Solar(panels, racks, inverter), Garage control and remote, shed, water filter system and softener

This meticulously maintained home offers 4 bedrooms, 2 bathrooms, and a fully developed layout, complete with a newer detached garage. Step inside to warm dark wood-toned flooring and a bright east-facing living room with plenty of space for a single individual, growing family, or retirement couple. The renovated kitchen and dining area create a warm and private setting for everyday meals and entertaining. Down the hall, you’ll find 3 comfortable bedrooms and an updated 4-piece bathroom. The fully developed basement expands your living space with an additional bedroom, a 3-piece bathroom, a cozy family room featuring a gas fireplace, plus a sauna, laundry area, cold storage, and abundant storage throughout. For year-round comfort, the home is equipped with a mini-split air conditioning system — an efficient ductless heating and cooling system. Outside, enjoy the covered stained spruce deck, offering excellent potential for a hot tub, along with an additional sitting area to relax in the sun and a beautiful brick patio perfect for evening fires. The insulated heated garage, powered by propane and electric heat, features convenient drive-through alley access. Built in 2018, the garage and oversized shed provide exceptional additional storage and functionality. Both the home and garage are finished with durable Mitten siding, while the home is topped with a long-lasting metal roof. This energy-efficient property also includes solar panels on both the home and garage to completely illuminate electrical bill. Additional upgrades include electric and gas heating options, along with 2 extra inches of exterior foam insulation for improved efficiency and comfort. Ideally located near a children’s park, dog-friendly green space, walking paths, and the golf course, this property offers an incredible lifestyle opportunity in the charming community of

Claresholm. Enjoy small-town living with excellent amenities including schools, shopping, restaurants, a hospital, recreation facilities, and convenient access to both Lethbridge and Calgary via Highway 2.