



GRASSROOTS
REALTY GROUP

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**11B Westlynn Drive
Claresholm, Alberta**

MLS # A2316803



\$429,999

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,298 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R2
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Golf Course Living at Its Finest! Welcome to this beautifully appointed bungalow, perfectly situated on a premium golf course lot with stunning views and an exceptional setting. Designed with both comfort and style in mind, the open-concept main floor offers an inviting layout ideal for everyday living and entertaining. The spacious primary suite serves as a private retreat, complete with a walk-in closet and a 4-piece ensuite. A second bedroom, convenient main-floor laundry, and an abundance of natural light further enhance the home's appeal. The fully finished lower level expands your living space with a large family room, an additional bedroom, a 3-piece bathroom, and an impressive storage room featuring a dedicated workshop area—perfect for hobbies, projects, or extra storage needs. Outside, enjoy spectacular golf course views from the rear deck, creating the perfect space to relax or entertain. A double attached garage and generous driveway provide ample parking for family and guests. Offering an unbeatable combination of location, views, and functional living space, this exceptional home is a rare opportunity for those seeking the lifestyle and tranquility of golf course living.