



GRASSROOTS
REALTY GROUP

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22 Westover Crescent
Claresholm, Alberta

MLS # A2323132



\$259,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,181 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-6
Foundation:	See Remarks	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: shed

Move-in ready with 1,181 sq. ft. of well-designed living space, this beautifully maintained home has so much to offer! The well-landscaped property features a massive sunroom, allowing you to enjoy the space through every season. Inside, you'll find an open-concept layout with durable laminate flooring throughout the main living areas. The home offers three bedrooms and two full bathrooms, including a spacious primary suite complete with a walk-in closet and private ensuite. Conveniently located beside the laundry room is a versatile mudroom that also provides excellent additional storage. Outside, you'll love the beautifully landscaped side yard, complete with a storage shed, creating the perfect space to relax, garden, or entertain. This charming home is move-in ready and waiting for its next owners. Call your favourite REALTOR® today to book a showing!