



5213 3A Street W
Claresholm, Alberta

MLS # A2323598



\$489,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,123 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Other, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Dreaming of a home that's been beautifully renovated from top to bottom with modern finishes and a warm, inviting feel? This is the one! From the moment you step inside, you'll be impressed by the bright open concept design, luxury vinyl plank flooring, pot lighting, and exceptional attention to detail throughout. The spacious living room is filled with natural light from the large east-facing windows, making it the perfect spot to enjoy your morning sun. The magazine worthy kitchen is the heart of the home, featuring a large eat-up island with a stunning infinity edge quartz countertop, real wood accents, pull-out drawers, abundant cabinetry, an oversized gas range, subway tile backsplash, and a farmhouse sink. The adjacent dining area includes a custom built-in for added storage and style. The main floor offers a beautiful primary bedroom with elegant wainscoting, a generously sized second bedroom with matching character, and a gorgeous 4-piece bathroom complete with quartz countertops and heated floors. The fully developed bi-level basement offers an abundance of natural light thanks to its oversized windows. You'll love the spacious family room, stylish 3-piece bathroom with heated floors, walk-in shower, and illuminated mirror. Two additional flex rooms provide endless possibilities for a home office, gym, hobby room, or guest space, one has an organizer for a closet space and one has space to add a closet. The backyard is just as impressive, offering mature trees, lush lawn, a cobble stone patio, perennial gardens, a fenced garden area, RV parking, and a large detached garage. Every detail has been thoughtfully updated, making this home truly move-in ready. Come experience everything this exceptional property has to offer!