



GRASSROOTS
REALTY GROUP

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529 53 Avenue W
Claresholm, Alberta

MLS # A2332579



\$449,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,424 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this spacious and beautifully designed 5 bedroom home, perfectly situated on a quiet cul-de-sac. Offering an ideal blend of comfort, functionality, and space, this home is perfectly suited for growing families or anyone looking for room to live, work, and entertain. Step inside to a bright front living room where a large north facing picture window fills the space with natural light. The heart of the home is the impressive kitchen, featuring an abundance of cabinetry and counter space, a central island, pantry, office nook, and charming sunshine ceiling. The adjoining dining area makes entertaining effortless, while the cozy second sitting room opens onto the expansive south facing back deck perfect for indoor outdoor living. The main floor offers two bedrooms, including a spacious primary complete with a walk-in closet, an additional closet, and a private 3-piece ensuite. You'll also appreciate the convenience of main floor laundry with direct access to the attached double garage. A well-appointed 4-piece bathroom with a relaxing soaker tub and generous linen storage completes this level. The fully finished basement provides even more living space with a large family room featuring a cozy gas fireplace, three oversized bedrooms two with walk-in closets, a versatile flex area ideal for a home office, study space, or playroom, along with a 3-piece bathroom and plenty of storage. Outside, the impressive yard has something for everyone. The front features a spacious driveway and underground sprinklers, while the fully fenced backyard boasts a partially covered deck, lower concrete patio, raised garden boxes, back alley access, and a grassy area for children, pets, or simply relaxing outdoors. Located just minutes from schools and amenities, this exceptional home offers the space, layout, and location you've been searching for. Don't miss your

opportunity to make it yours!