



GRASSROOTS
REALTY GROUP

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9B Westlynn Drive
Claresholm, Alberta

MLS # A2347365

\$415,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,354 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	On Golf Course		

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

Inclusions: N/A

Welcome to this beautifully maintained half duplex situated directly on Claresholm's 18-hole golf course, offering stunning views and a low-maintenance lifestyle. From the moment you step inside, you'll appreciate the thoughtful design, quality finishes, and inviting open-concept layout. The main floor features vaulted ceilings and hardwood flooring throughout. Just off the front entrance is a versatile office or second bedroom, along with a convenient 2-piece guest bathroom and main floor laundry. The upgraded kitchen offers an abundance of cupboard and counter space, granite counter tops, built in oven & microwave making it ideal for both everyday living and entertaining. The spacious dining and living areas flow seamlessly together, creating a welcoming gathering space. The living room showcases beautiful built in cabinetry and a unique double-sided fireplace shared with the primary bedroom. Patio doors lead directly to a massive deck overlooking the golf course, the perfect spot to enjoy your morning coffee, entertain guests, or simply take in the views. The primary suite is a true retreat, featuring its own gas fireplace, an open concept ensuite with a glass block walk-in shower, an oversized walk-in closet, and garden doors providing direct access to the deck and golf-course views. The fully developed basement adds even more living space, with a rustic inspired family room, workshop area, generously sized bedroom, and 4-piece bathroom. A true double attached garage provides plenty of room for vehicles and storage. Outside, enjoy a low maintenance yard with an unbeatable backdrop of the sprawling golf course. With its combination of spacious living areas, unique features, exceptional views, and convenient location, this home offers a relaxed golf-course lifestyle without sacrificing comfort or functionality. Quick possession is available, come experience

golf-course living in Claresholm!