



GRASSROOTS
REALTY GROUP

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405 46 Avenue W
Claresholm, Alberta

MLS # A2347381



\$459,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,188 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Low Maintenance Landscape		

Heating: Forced Air

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

Looking for a simpler way of living without giving up space and comfort? This well designed home offers easy, low maintenance living on a corner lot with zero scaped landscaping and a functional layout that makes everyday life feel effortless. The main floor welcomes you with a spacious kitchen featuring a large island, corner sink with a view, and plenty of workspace, flowing into a cozy dining area and generous living room. A corner gas fireplace creates a warm focal point, while patio doors lead directly to the south facing deck and backyard perfect for enjoying the sunshine and outdoor living. The main floor also offers a versatile office with garden doors, a spacious primary bedroom complete with a walk-in closet and 4-piece ensuite, and a lovely view overlooking the backyard. A second 4-piece bathroom, convenient main floor laundry, and direct access to the double attached garage complete this level. Downstairs, the fully developed basement provides even more room to relax and entertain, with a large family room featuring another corner gas fireplace, a games area, spacious bedroom, 4-piece bathroom, and plenty of storage. Whether you need room for guests, hobbies, or simply want a little extra space, the basement delivers. Located close to walking paths, parks, and everyday amenities, this home is ideal for those looking to downsize, simplify, or enjoy a comfortable home without a lot of exterior maintenance. If easy living, functional space, and a convenient location are on your list, this one is definitely worth a look! Note: Property sustained hail damage; repairs to be completed.