



GRASSROOTS
REALTY GROUP

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19 Willow Road W
Claresholm, Alberta

MLS # A2349178

\$315,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	923 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Front Yard, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Stone Counters		

Inclusions: OTR Microwave, Gas Stove, Refrigerator, Dishwasher, Washer and Dryer, Shed (location as is)

Affordable, family-friendly bi-level home with updates and a fenced yard! The main level features a living room, dining area, and updated kitchen complete with a large island, stone countertops, and stainless-steel appliances, including a gas stove. Also on the main level are a 4-piece bathroom and two bedrooms. The fully developed basement offers two additional bedrooms, a 3-piece bathroom, comfortable living space, and a laundry/mechanical area, providing plenty of room for the whole family. Updates have been completed over the years, including most windows, both bathrooms, and the kitchen. Outside, enjoy the fenced yard and east-facing deck, perfect for sitting out with your morning coffee and enjoying the morning sun. Convenient parking is available in front of the home. Ideally located close to the Claresholm Golf Course, walking paths, children's park, dog park, and green space, this home offers a great combination of comfortable living and convenient access to outdoor recreation. With a functional layout, four bedrooms, two bathrooms, plenty of living space, and numerous updates, this is a great opportunity for families looking for an affordable home in a friendly small-town community. Claresholm offers small-town living with a strong sense of community, convenient amenities, local schools, shopping, restaurants, recreational facilities, and plenty of opportunities to enjoy the outdoors. The community offers both elementary and secondary school options, making Claresholm a convenient place for families with children. With schools, parks, recreational facilities, and other amenities close by, families can enjoy the benefits of a connected small-town community. Claresholm is conveniently located along Highway 2, approximately one hour south of Calgary and within easy driving distance of Lethbridge, offering affordable small-town living with access to larger centres.

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