

# \$649,000 - 380 59 Avenue, Claresholm

MLS® #A2195296

**\$649,000**

5 Bedroom, 3.00 Bathroom, 1,438 sqft  
Residential on 40.00 Acres

NONE, Claresholm, Alberta

Discover the perfect blend of rural charm and modern convenience with this incredible 40-acre property, nestled right within the town limits of Claresholm. Offering the best of both worlds, this property gives you the space and privacy of acreage living while keeping you close to all the amenities the town has to offer. A Welcoming Home with Rustic Charm. As you drive down the long, private driveway, you'll immediately feel at home. This 1,428 sq ft house welcomes you with rustic finishes and thoughtful design. The large mudroom and main floor laundry offer practicality for everyday living. The main floor features three bedrooms, including a spacious primary bedroom with a generous closet leading to a private 3-piece en-suite. The kitchen is designed for both functionality and comfort, with a breakfast nook that opens through patio doors to an east-facing deck—ideal for sipping coffee while watching the sunrise. For more formal meals, the dining room is a standout with built-in cabinets, countertop, and large south-facing windows that let natural light pour in. The living room offers expansive south and west-facing windows, perfect for taking in the stunning sunrises and sunsets that Southern Alberta is known for. The main floor is complete with a 4-piece bathroom, and access to both an east-facing morning deck and a west-facing deck, ideal for enjoying sunsets and peaceful evenings. The fully finished basement is a haven for additional living space, featuring two oversized



bedrooms, a 3-piece bathroom, and a large family room with ample natural light from the large basement windows. There's also plenty of storage space to keep everything tidy and organized. Equestrian-Ready with Spacious Outbuildings. Outside, you'll find a 23'5 x 47'5 detached garage, equipped with 220V power and heating—plenty of room for vehicles, hobbies, and workspace. For those with a love for horses or livestock, the property features a stunning barn with double doors, three closed stalls, one open stall, a tack room, and a 950 sq ft loft. There's also an automatic waterer, corrals, cross-fenced pasture, and an open turnout with two cattle guards—perfect for a small farm or equestrian setup. This rare property combines the best of country living with the convenience of being close to town. Don't miss your chance to own a piece of paradise in Claresholm.

Built in 1974

Essential Information

MLS® #	A2195296
Price	\$649,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,438
Acres	40.00
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	380 59 Avenue
Subdivision	NONE

City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0T0

### **Amenities**

Parking	Double Garage Detached, Off Street
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer
Heating	Boiler
Cooling	Partial
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Few Trees, Other, Views
Roof	Metal
Construction	Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	February 18th, 2025
Days on Market	80
Zoning	A_T

### **Listing Details**

Listing Office	Century 21 Foothills Real Estate
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