

\$420,000 - 43 Westlynn Dr W., Claresholm

MLS® #Exclusive

\$420,000

3 Bedroom, 2 Bathroom, 1,986 sqft

Residential on 9425 Acres

N/A, Claresholm, Alberta

Are you ready for a home on the golf course? This 3 bedroom home sits on an oversized lot backing onto the 7th fairway of the Claresholm golf course with stunning views to the south. Fully finished with some surprising extras, this home delivers! On the main floor there is a spacious, bright living room with a gas fireplace, dining room, and the kitchen showcases beautiful glass fronted cabinetry and newer appliances. A separate TV room for the kids/grandkids, a large master bedroom with a sitting room, a 2nd good sized bedroom also with a sitting room, main floor laundry/bathroom and a large side entry with room to shuck those wet boots and coats after a round of golf. On the other side of the house is a second entrance with a foyer and with an elevator to the basement. Downstairs is a fully developed suite with a separate outside entrance, a large living room with a gas fireplace, eat in kitchen, 1 bedroom, an office and bonus room. Another large store room, laundry/mechanical room and a cold room. The 23 x 30 garage will hold 2 vehicles and your golf cart which you can drive out across the lawn to the golf course. There is a generator wired into the house located in the garage, a work bench and loads of storage. The pad in front will hold an RV and a couple more vehicles. A large covered patio is attached behind the garage with lots of room for your BBQ and patio chairs. Fully fenced back yard to keep the pets/kids in and it is ready for your personal touch. Unlike some



homes on the golf course this is not a duplex.
This home was customized and has extra wide
doors and ramps to complement the one floor
living and you could age in place in comfort.
Are you readyâ€¦!

Built in 1983

Essential Information

MLS® #	Exclusive
Price	\$420,000
Bedrooms	3
Bathrooms	2
Square Footage	1,986
Acres	9,425.00
Year Built	1983
Type	Residential
Status	Off Market

Community Information

Address	43 Westlynn Dr W.
Subdivision	N/A
City	Claresholm
Province	Alberta
Postal Code	T0L 0T0

Amenities

Features	Dishwasher, Dryer, Family Room, Fenced Yard, Fireplace, Furnished, Living Room, Microwave, Refrigerator, Washer, Air Conditioning, Basement - fully developed, Deck/Patio, Garage - triple
# of Garages	1

Interior

Stories	1
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Exterior

Lot Description	9425 sqft
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School Information

District	Livingstone Range School Division
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Elementary	Claresholm Elementary
Middle	Willow Creek Composite High School
High	Willow Creek Composite High School