

# \$495,000 - 35 Westlynn Drive, Claresholm

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MLS® #A2197215

**\$495,000**

5 Bedroom, 3.00 Bathroom, 2,009 sqft

Residential on 0.25 Acres

NONE, Claresholm, Alberta

**\*\*A Dream Home for the Whole Family â€“  
Backing Onto The Bridges at Claresholm Golf  
Course\*\***

Welcome to this spacious, beautifully designed family home in one of Claresholm's most coveted neighborhoods, directly backing onto the stunning Bridges Golf Course. This residence is crafted for comfort and entertainment, offering an open-concept layout that allows for seamless living and connection. Step into the inviting front living room, where a cozy fireplace sets the perfect atmosphere for relaxation. Adjacent is the expansive dining room, ideal for hosting family gatherings. The main-floor family room offers picturesque views of the lush golf course, creating a serene backdrop for everyday living. At the heart of the home, the large kitchen is a chefâ€™s dream, featuring granite countertops, a generous island, ample cabinetry, and a wall pantry with convenient pullouts. This space is designed for functionality without compromising on style. The air-conditioned master retreat offers luxury and privacy, complete with a spa-like ensuite that includes a relaxing soaker tub, a separate shower, and a walk-in closet. A private porch off the master provides direct access to the sprawling back deck, perfect for enjoying morning coffee. Also on the main floor, youâ€™ll find a dedicated office space, a 3-piece bathroom, and a spacious laundry room for added convenience. The fully finished basement offers endless possibilities for family



life or entertaining guests. With four large bedrooms, a massive rec room, two storage rooms, a flex area, and a 5-piece bathroom, there's no shortage of space for everyone to spread out and enjoy. The outdoor amenities are just as impressive. The oversized rubber driveway leads to a double attached heated garage, complete with hot and cold water access, perfect for keeping vehicles warm in the winter. RV parking, underground sprinklers, and mature trees create a practical and beautiful outdoor environment. The lower patio with a fire pit, and the sprawling covered back deck, both offer serene views of the golf course, enhanced by all the sunshine from the home's south-facing orientation. This exceptional property has it all – space, style, and an unbeatable location. Don't miss your chance to see it for yourself!

Built in 1996

### Essential Information

MLS® #	A2197215
Price	\$495,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,009
Acres	0.25
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	35 Westlynn Drive
Subdivision	NONE
City	Claresholm

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

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached, Off Street
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Boiler, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Few Trees, On Golf Course
Roof	Cedar Shake
Construction	Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	100
Zoning	R1

### **Listing Details**

Listing Office	Century 21 Foothills Real Estate
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