

# \$535,000 - 20 Westlynn Drive W, Claresholm

MLS® #A2190709

**\$535,000**

5 Bedroom, 3.00 Bathroom, 1,573 sqft  
Residential on 0.19 Acres

NONE, Claresholm, Alberta

Stunning 5-Bedroom Home Across from the  
Golf Course

This beautifully designed 5-bedroom,  
3-bathroom home, built in 2002, is perfectly  
situated across from the golf course, offering  
picturesque views right from your front yard.

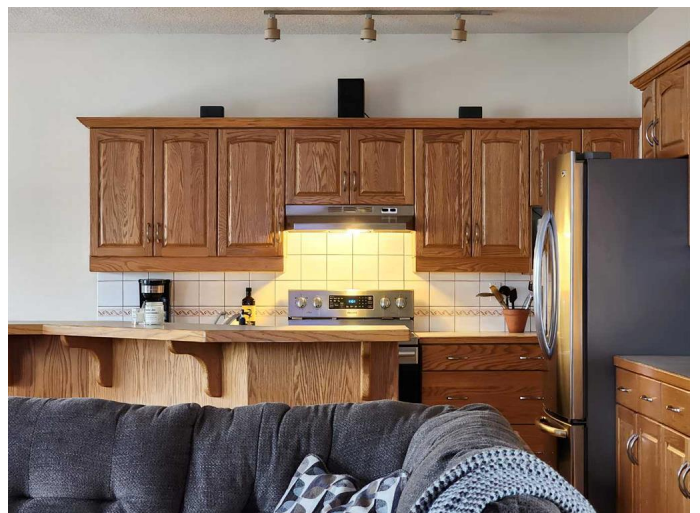
The main floor features three spacious  
bedrooms, including a generous primary suite  
complete with a large walk-in closet and a  
4-piece ensuite. A cozy fieldstone gas  
fireplace anchors the living room, adding  
warmth and charm to the open-concept layout.

The kitchen is a standout, featuring a large  
island with seating, a walk-in pantry, and a  
seamless flow into the dining and living areas  
â€” perfect for entertaining. You'll also find a  
convenient main-floor laundry room.

Downstairs, the fully finished basement offers  
a large recreation space with a second gas  
fireplace, two additional bedrooms, and a huge  
storage/workshop area ideal for hobbies and  
organization.

Enjoy your evenings on the west-facing  
covered deck, equipped with a gas line for  
your BBQ â€” the perfect spot to relax and  
take in the views.

The oversized, heated double garage is  
drywalled and insulated, easily



accommodating a truck with room to spare for tools or storage. The fully fenced yard is a gardener's dream with raised beds, drip irrigation, and underground sprinklers.

With just under 1,500 sq. ft. on the main floor, this home combines thoughtful design and practical features like in-floor basement heating, central A/C, and an ICF foundation for year-round comfort and efficiency.

Don't miss your chance to own this exceptional property - it's ready to welcome you home.

Built in 2002

**Essential Information**

MLS® #	A2190709
Price	\$535,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,573
Acres	0.19
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	20 Westlynn Drive W
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0T0

**Amenities**

Parking Spaces	1
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Basement, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Few Trees, Garden, Irregular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	ICF Block

### Additional Information

Date Listed	February 6th, 2025
Days on Market	107
Zoning	R-1

### Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE (CLARESHOLM)
----------------	--

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.