

# \$515,000 - 20 Westlynn Drive W, Claresholm

MLS® #A2190709

**\$515,000**

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

NONE, Claresholm, Alberta

5-Bedroom Home with Golf Course Views -  
AMAZING FLOOR PLAN for family or  
Retirees!!

Located across from the golf course, this  
5-bed, 3-bath home (2002) offers scenic views  
and a smart layout ideal for families or retirees.

The main floor features a spacious primary  
suite with a walk-in closet and ensuite, two  
more bedrooms, main-floor laundry, and an  
open kitchen with island and walk-in pantry. A  
cozy gas fireplace anchors the living area.

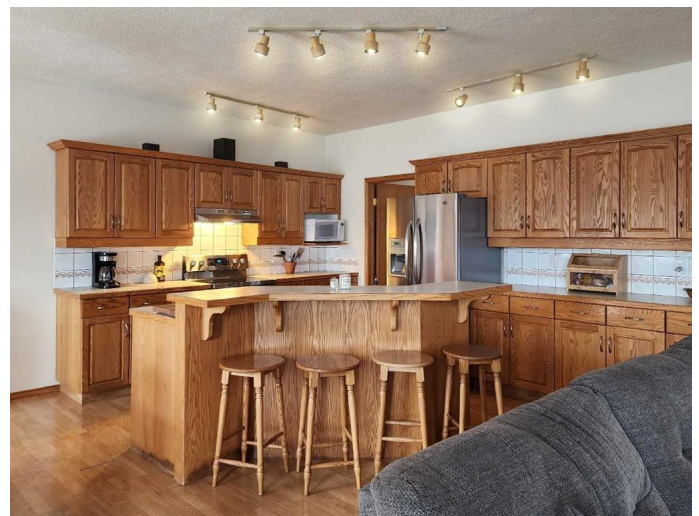
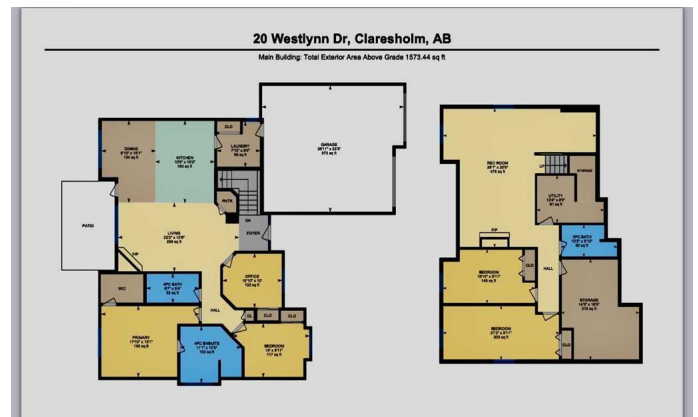
The finished basement includes a large rec  
room with a second fireplace, two bedrooms,  
and a huge storage/workshop area with  
in-floor heating.

Enjoy sunsets from the west-facing covered  
deck with gas BBQ hookup. The heated,  
oversized double garage fits a truck plus  
storage. The fully fenced yard features raised  
garden beds, drip irrigation, and underground  
sprinklers.

Nearly 1,500 sq. ft. on the main, ICF  
foundation, central A/C, and thoughtful finishes  
throughout.

Check out this floor plan â€” perfect for  
families or retirees!

Built in 2002



## Essential Information

MLS® #	A2190709
Price	\$515,000
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, Soaking Tub, See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement, Living Room
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	114
Zoning	R-1

### **Listing Details**

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