

# \$485,000 - 3 Westrose Avenue, Claresholm

MLS® #A2196052

**\$485,000**

4 Bedroom, 4.00 Bathroom, 1,846 sqft  
Residential on 0.27 Acres

NONE, Claresholm, Alberta

Charming Split-Level Home on a Corner Lot  
â€” A Dream Come True!

Nestled on a beautiful corner lot just across from an 18-hole golf course, this one-of-a-kind split-level home offers an abundance of character and privacy. Surrounded by mature trees and featuring ample RV parking, a large backyard with a sunken trampoline, and natural rock landscaping, this home is truly a gem. The curb appeal is immediately captivating, with stunning natural rock features gracing the exterior. As you enter, youâ€™re welcomed into a spacious sitting room with picture windows. The kitchen exudes a rustic farmhouse charm with natural wood cabinetry, built-in oven, a red brick feature wall, and an island with a range. The L-shaped countertop also includes an eat-up bar, and the kitchen sink is perfectly positioned to overlook the private backyard. The dining area offers direct access to a large deck with sleek glass railings, ideal for outdoor entertaining or enjoying the peaceful surroundings. Just steps down, the sunken living room features a natural stone, wood-burning fireplace and another picture window that invites in the beauty of the backyard. Completing the main level is a convenient laundry room, garage access, and a spacious 2-piece bathroom. Upstairs, youâ€™ll find two generously sized bedrooms, each equipped with built-in desks and drawers. The updated 4-piece bathroom includes a jetted tub and a linen closet for added storage. The primary suite is a retreat,



with large windows and a 3-piece ensuite, plus access to a walk-in closet for all your storage needs. The lower level boasts a large family room, a craft room, a cold room, and plenty of additional storage space. A few steps further lead you to a large bedroom with a 3-piece bathroom, perfect for guests or additional privacy. Additional features include an attached garage, updated roof, furnace, and hot water tank. This unique home has everything you've been dreaming of, from cozy living spaces to a fantastic backyard oasis. Don't miss the opportunity to make this one-of-a-kind property yours. Book your viewing today!

Built in 1983

### Essential Information

MLS® #	A2196052
Price	\$485,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,846
Acres	0.27
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	3 Westrose Avenue
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0T0

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Oven, Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Few Trees, Lawn
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 20th, 2025
Days on Market	19
Zoning	R1

## Listing Details

Listing Office	Century 21 Foothills Real Estate
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.