

# \$625,000 - 224 52 Avenue W, Claresholm

MLS® #A2184899

**\$625,000**

3 Bedroom, 3.00 Bathroom, 2,385 sqft  
Residential on 0.24 Acres

NONE, Claresholm, Alberta

**\*\*The Custom Bungalow Youâ€™ve Been Waiting For!\*\***

Step into this over 2,300 sqft custom bungalow, and prepare to be wowed from the moment you arrive. The homeâ€™s stunning curb appeal, framed by mature trees and beautiful flower gardens, sets the stage for what awaits inside. Enter through the partially covered front deck into a sprawling entryway. To your right, you'll find a bright and inviting office, complete with glass garden doors and a nearly floor-to-ceiling south-facing picture window that bathes the room in natural light. To the left, the expansive kitchen awaits, featuring an abundance of counter space, custom hickory cabinetry, a large island, a corner pantry, and a cozy breakfast nook that also enjoys that southern sunshine. The large formal dining room offers ample space for a hutch and a grand table, perfect for entertaining. From the dining room, you can see into the expansive living room, where a gas fireplace, a feature transom window, and large surrounding windows create a warm and welcoming atmosphere. The main floor also boasts a primary bedroom with a generous walk-in closet, a 4-piece ensuite featuring a separate soaker tub, and private access to a den. The second bedroom on this level is equally inviting, with a large window and ample closet space. Completing the main floor is a massive laundry/mudroom with cupboards and a large sink, plus a 4pc bathroom all conveniently located off the attached heated



double garage. Descending the unique staircase with its elegant curved wall, you'll discover a sprawling basement, perfect for relaxation and recreation. The large family room provides plenty of space for gatherings, while a huge bedroom with a 3-piece bathroom and a spacious closet offers comfort and privacy for guests. The basement also includes a workshop area and a versatile flex room, ideal for a playroom or hobby space. Outside, enjoy a large concrete patio, fully fenced for privacy, and a garden shed that perfectly matches the home's aesthetic. The oversized parking pad offers additional convenience. This kind of home doesn't come on the market often—don't miss your chance to view it today!

Built in 2002

### Essential Information

MLS® #	A2184899
Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,385
Acres	0.24
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	224 52 Avenue W
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  
# of Garages 2

### **Interior**

Interior Features See Remarks  
Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Full, Partially Finished

### **Exterior**

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

### **Additional Information**

Date Listed January 13th, 2025  
Days on Market 99  
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.