

# \$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.

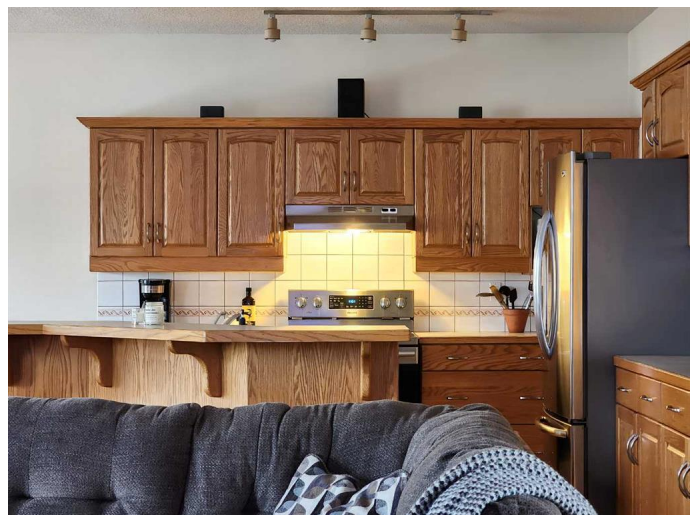
The main floor features three spacious  
bedrooms, including a generous primary suite  
complete with a large walk-in closet and a  
4-piece ensuite. A cozy fieldstone gas  
fireplace anchors the living room, adding  
warmth and charm to the open-concept layout.

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	104
Zoning	R-1

### Listing Details

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