

# \$667,000 - 11 Link Spur, Claresholm

MLS® #A2197770

**\$667,000**

6 Bedroom, 4.00 Bathroom, 1,641 sqft  
Residential on 0.21 Acres

NONE, Claresholm, Alberta

Welcome to this extraordinary executive home, ideally located directly across from the Claresholm Golf Course. With 6 spacious bedrooms and 4 bathrooms, this beautifully updated residence offers the perfect blend of luxury, functionality, and breathtaking views.

From the moment you enter, you'll be greeted by a warm and welcoming foyer, highlighted by a striking wood-and-metal staircase railing leading to the lower level. The heart of the home is a chef-inspired kitchen featuring modern fixtures, a stylish tile backsplash, a large island with seating, refreshed appliances (2018), pot lighting, and a convenient garburator. A unique peek-a-boo window under the cabinets brings in natural light and adds to the thoughtful design. The walk-in pantry with wood shelving is located just off the laundry/mudroom, offering the perfect layout for unloading groceries with ease.

Thoughtful Layout with Dual Laundry Areas:

The main floor laundry room has been recently updated with new cabinetry, a mop sink, and generous storage. A second laundry area in the basement adds extra convenience for larger households or guests.

The open-concept dining and living areas are ideal for entertaining or quiet evenings at



home. The dining space flows seamlessly onto a large, screened-in, covered deck where you can take in panoramic westward views of the Porcupine Hills and nearby farmland – the perfect setting for sunsets, outdoor dining, or a future hot tub.

#### Spacious Bedrooms & Luxurious Primary Suite:

The main level includes 3 bedrooms and 2 bathrooms. The primary suite is a private retreat, complete with a walk-in closet, a 3-piece ensuite featuring double sinks and a custom tile shower, and direct access to the covered deck.

#### Versatile Lower Level for Family or Guests:

The fully finished lower level offers 3 more bedrooms and 2 bathrooms. Two of the bedrooms share a cleverly designed 2-piece bath, each with its own private vanity. A large recreation room with soaring 10-foot ceilings provides ample space for a pool table or entertainment setup. In-floor heating throughout the basement adds an extra layer of comfort, along with dedicated mechanical and laundry rooms.

Extensive updates completed in 2018 include:

New flooring and fixtures

Fresh interior paint

Kitchen appliance upgrades

Mudroom cabinetry

The oversized double attached garage (639 sq. ft.) is a standout feature – fully insulated, drywalled, and equipped with in-floor heat.

With two man doors and ample room for storage or workshop space, itâ€™s ideal for hobbyists or car enthusiasts.

A Rare Opportunity:

This meticulously maintained and thoughtfully designed home is move-in ready and perfect for families, retirees, or anyone looking to enjoy the best of Claresholm living in an unbeatable location.

Built in 2005

Essential Information

MLS® #	A2197770
Price	\$667,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,641
Acres	0.21
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	11 Link Spur
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    Ceiling Fan(s), Crown Molding, Central Vacuum, High Ceilings, Pantry  
Appliances           See Remarks  
Heating                Forced Air, In Floor  
Cooling                Central Air  
Has Basement        Yes  
Basement             Full, Finished

### **Exterior**

Exterior Features    BBQ gas line, Private Yard  
Lot Description       Backs on to Park/Green Space, Front Yard, Landscaped, No Neighbours  
                             Behind, See Remarks  
Roof                    Asphalt Shingle  
Construction        Stucco, Stone  
Foundation           ICF Block

### **Additional Information**

Date Listed            March 1st, 2025  
Days on Market       195  
Zoning                 R1

### **Listing Details**

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

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