

# \$765,000 - 39 Westlynn Drive, Claresholm

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MLS® #A2226956

**\$765,000**

4 Bedroom, 3.00 Bathroom, 1,724 sqft

Residential on 0.24 Acres

NONE, Claresholm, Alberta

Welcome to this immaculate, one-owner custom-built home perfectly positioned on a scenic 18-hole golf course. From the moment you arrive, the beautiful curb appeal and mature landscaping set the tone for the elegance and comfort that await inside. A generous front entry welcomes you with an abundance of natural light and leads to a private office featuring large windows and a glass door—ideal for working from home. The expansive living room is the heart of the home, boasting built-in cabinetry, a cozy gas fireplace, and breathtaking views of the golf course. The open-concept layout flows seamlessly into a chef's kitchen, complete with a large eat-up island with sink, oak cabinetry, under-cabinet lighting, and an abundance of counter space. A spacious dining area offers more stunning views and direct access to a partially covered deck and the beautifully maintained backyard—perfect for entertaining or simply enjoying the peaceful setting. The main floor primary suite is a private retreat, featuring a bay window overlooking the golf course, a walk-in closet, and a 4-piece ensuite with a relaxing bathtub and separate walk-in shower. A second main floor bedroom is located near a full 4-piece bathroom, ideal for guests or family. A large back entry includes the laundry area, ample storage, and direct access to the attached double garage. Downstairs, the fully developed basement is made for entertaining, with a custom wet bar, full-size fridge, spacious



games area, and a massive family room. Two additional large bedrooms—one with a walk-in closet—plus another full bathroom offer comfortable accommodations for family or visitors. There's also a generous storage room and a flex space that could be used as a workshop, home gym, or hobby room all with in floor heating and hot water on demand. The backyard is a true showstopper, with underground sprinklers, mature trees for added privacy, and uninterrupted views of the rolling fairways beyond. Whether you're an avid golfer or simply appreciate a serene, park-like setting, this home delivers both luxury and lifestyle.

Built in 2006

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2226956    |
| Price          | \$765,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,724       |
| Acres          | 0.24        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 39 Westlynn Drive            |
| 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, Garage Control(s), 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 Yard, Front Yard, Lawn, Rectangular Lot, On Golf Course, Other, Views |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Wood Frame                                                                 |
| Foundation        | ICF Block                                                                  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 12             |
| Zoning         | R1             |

### Listing Details

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

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