

# \$579,999 - 54 Westlynn Spur, Claresholm

MLS® #A2239678

**\$579,999**

5 Bedroom, 3.00 Bathroom, 1,503 sqft  
Residential on 0.18 Acres

NONE, Claresholm, Alberta

Welcome to your dream family home, ideally located just one block from the 18-hole golf course and backing directly onto a beautiful green space. This stunning property offers the perfect blend of comfort, style, and functionality—all in a highly sought-after location. From the moment you step inside, you™re greeted by rich hardwood floors and a spacious open-concept layout. The living room features a cozy corner gas fireplace and large north-facing windows that provide a peaceful view of the fully fenced backyard. The bright and airy kitchen is perfect for entertaining, complete with an eat-up island with sink, corner pantry, and elegant display cabinets. The adjoining dining room offers direct access to your expansive back deck—perfect for summer gatherings and family BBQs. A spacious mudroom off the attached garage provides plenty of storage and everyday convenience. On the main floor, you™ll find two bedrooms including a generous primary suite with a large walk-in closet and private 3-piece ensuite. A full 4-piece bathroom and a dedicated laundry room with built-in sink complete the main level. Downstairs, the fully developed basement impresses with tall ceilings, an ideal family room, games area, custom built-in cabinetry, and a second gas fireplace for ultimate coziness. You™ll also find three more spacious bedrooms—including one with an oversized closet that™s practically a room on its own—plus a beautifully finished 4-piece



bathroom. Storage is no concern with thoughtful options throughout the home, including a mezzanine in the attached garage. Attached garage also has 2-220V outlets. Under ground sprinklers both front and back as well as the trees on a drip system. The backyard features a ground-level fire pit area, huge deck, and privacy fencing—all set against a green space backdrop. Close to walking paths, westward views, and the golf course, this home truly checks all the boxes. Don't miss this opportunity!

Built in 2008

### Essential Information

MLS® #	A2239678
Price	\$579,999
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,503
Acres	0.18
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	54 Westlynn 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 See Remarks

Appliances Dishwasher, Garage Control(s), Refrigerator, Stove(s)

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Other

Lot Description Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard

Roof Asphalt Shingle

Construction Wood Frame

Foundation ICF Block

### Additional Information

Date Listed July 18th, 2025

Days on Market 7

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.