

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

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MLS® #A2226956

**\$765,000**

4 Bedroom, 1.00 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	1.00
Full Baths	1
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, On Golf Course, Rectangular Lot, Views, Other
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	ICF Block

## Additional Information

Date Listed	June 2nd, 2025
Days on Market	6
Zoning	R1

## Listing Details

Listing Office	Century 21 Foothills Real Estate
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