

\$735,000 - 41 Westlyn Drive, Claresholm

MLS® #A2250103

\$735,000

2 Bedroom, 2.00 Bathroom, 1,420 sqft

Residential on 0.24 Acres

NONE, Claresholm, Alberta

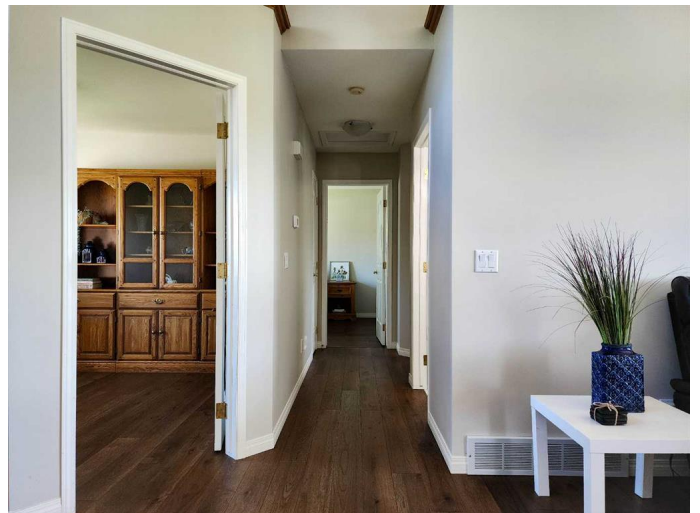
Golf Course Living at Its Finest “
Immaculate Custom Home on the 7th Fairway
in Claresholm.

Welcome to this beautifully appointed custom home, perfectly situated along the 7th fairway of the Claresholm Golf Course. With breathtaking views from nearly every room, this 2-bedroom plus den (or optional 3rd bedroom), 2-bath residence offers modern updates and thoughtful functionality “ ideal for retirees, professionals, or families seeking serene golf course living.

Lovingly maintained by its original owner, the home was extensively renovated just five years ago and features a refined, open-concept layout with high-end finishes throughout.

Step through the tiled foyer and into the airy main living space, where vaulted ceilings and oversized picture windows flood the home with natural light and stunning fairway views. The living room is anchored by a dramatic three-sided glass fireplace, framed by custom built-in shelving and decorative ledges “ perfect for plants, art, or curated collections.

The chef’s kitchen is the heart of the home, featuring floor-to-ceiling custom cabinetry, quartz countertops, a stylish tile backsplash, and a large center island with storage “ ideal for entertaining. A generous



pantry offers excellent storage, while a patio door lead directly to a spacious, maintenance-free deck – perfect for al fresco dining and sunset cocktails.

The main floor also includes a versatile front den or third bedroom, a beautifully updated 4-piece bathroom, and a spacious secondary bedroom. The luxurious primary suite is a true retreat, offering private deck access and uninterrupted views of the golf course. The spa-inspired ensuite boasts a walk-in tiled shower with glass blocks which allows loads of natural light, double quartz vanity with high end cabinetry.

Additional highlights include an expansive DuraDeck deck with tinted glass panels and aluminum railings, offering unobstructed views of the golf course. Inside, you'll find engineered hardwood and tile flooring throughout the main level, along with a convenient main floor laundry room located just off the kitchen. The 21' x 24' double attached garage includes a man door for easy backyard access. A spacious unfinished basement provides endless potential for future development. The low-maintenance yard and exterior ensure carefree living year-round.

This is your opportunity to own a meticulously cared-for home in one of Claresholm's most desirable golf course communities – where elegance, comfort, and lifestyle come together.

Built in 1997

Essential Information

MLS® #	A2250103
Price	\$735,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,420
Acres	0.24
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	41 Westlyn Drive
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L0T0

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Irregular Lot, No Neighbours Behind, On Golf Course, Other
Roof	Asphalt Shingle

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	9
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.