

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

---

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, On Golf Course, Other, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	ICF Block

### Additional Information

Date Listed	June 2nd, 2025
Days on Market	14
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.