# **\$667,000 - 11 Link Spur, Claresholm**

MLS® #A2197770

### \$667,000

6 Bedroom, 4.00 Bathroom, 1,641 sqft Residential on 0.21 Acres

NONE, Claresholm, Alberta

Welcome to this extraordinary executive home, ideally located directly across from the Claresholm Golf Course. With 6 spacious bedrooms and 4 bathrooms, this beautifully updated residence offers the perfect blend of luxury, functionality, and breathtaking views.

From the moment you enter, you'll be greeted by a warm and welcoming foyer, highlighted by a striking wood-and-metal staircase railing leading to the lower level. The heart of the home is a chef-inspired kitchen featuring modern fixtures, a stylish tile backsplash, a large island with seating, refreshed appliances (2018), pot lighting, and a convenient garburator. A unique peek-a-boo window under the cabinets brings in natural light and adds to the thoughtful design. The walk-in pantry with wood shelving is located just off the laundry/mudroom, offering the perfect layout for unloading groceries with ease.

Thoughtful Layout with Dual Laundry Areas:

The main floor laundry room has been recently updated with new cabinetry, a mop sink, and generous storage. A second laundry area in the basement adds extra convenience for larger households or guests.

The open-concept dining and living areas are ideal for entertaining or quiet evenings at







home. The dining space flows seamlessly onto a large, screened-in, covered deck where you can take in panoramic westward views of the Porcupine Hills and nearby farmland â€" the perfect setting for sunsets, outdoor dining, or a future hot tub.

Spacious Bedrooms & Luxurious Primary Suite:

The main level includes 3 bedrooms and 2 bathrooms. The primary suite is a private retreat, complete with a walk-in closet, a 3-piece ensuite featuring double sinks and a custom tile shower, and direct access to the covered deck.

Versatile Lower Level for Family or Guests:

The fully finished lower level offers 3 more bedrooms and 2 bathrooms. Two of the bedrooms share a cleverly designed 2-piece bath, each with its own private vanity. A large recreation room with soaring 10-foot ceilings provides ample space for a pool table or entertainment setup. In-floor heating throughout the basement adds an extra layer of comfort, along with dedicated mechanical and laundry rooms.

Extensive updates completed in 2018 include:

New flooring and fixtures

Fresh interior paint

Kitchen appliance upgrades

Mudroom cabinetry

The oversized double attached garage (639 sq. ft.) is a standout feature â€" fully insulated, drywalled, and equipped with in-floor heat.

With two man doors and ample room for storage or workshop space, it's ideal for hobbyists or car enthusiasts.

#### A Rare Opportunity:

This meticulously maintained and thoughtfully designed home is move-in ready and perfect for families, retirees, or anyone looking to enjoy the best of Claresholm living in an unbeatable location.

Built in 2005

#### **Essential Information**

MLS® # A2197770 Price \$667,000

Bedrooms 6
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,641 Acres 0.21 Year Built 2005

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 11 Link 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 Central Vacuum, High Ceilings, Pantry, Ceiling Fan(s), Crown Molding

Appliances See Remarks

Heating In Floor, Forced Air

Cooling Central Air

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Private Yard

Lot Description Front Yard, Landscaped, Backs on to Park/Green Space, No Neighbours

Behind, See Remarks

Roof Asphalt Shingle Construction Stone, Stucco

Foundation ICF Block

# **Additional Information**

Date Listed March 1st, 2025

Days on Market 230

Zoning R1

## **Listing Details**

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

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