

# \$625,000 - 224 52 Avenue W, Claresholm

MLS® #A2184899

**\$625,000**

3 Bedroom, 3.00 Bathroom, 2,385 sqft

Residential on 0.24 Acres

NONE, Claresholm, Alberta

**\*\*The Custom Bungalow Youâ€™ve Been Waiting For!\*\***

Step into this over 2,300 sqft custom bungalow, and prepare to be wowed from the moment you arrive. The homeâ€™s stunning curb appeal, framed by mature trees and beautiful flower gardens, sets the stage for what awaits inside. Enter through the partially covered front deck into a sprawling entryway. To your right, you'll find a bright and inviting office, complete with glass garden doors and a nearly floor-to-ceiling south-facing picture window that bathes the room in natural light. To the left, the expansive kitchen awaits, featuring an abundance of counter space, custom hickory cabinetry, a large island, a corner pantry, and a cozy breakfast nook that also enjoys that southern sunshine. The large formal dining room offers ample space for a hutch and a grand table, perfect for entertaining. From the dining room, you can see into the expansive living room, where a gas fireplace, a feature transom window, and large surrounding windows create a warm and welcoming atmosphere. The main floor also boasts a primary bedroom with a generous walk-in closet, a 4-piece ensuite featuring a separate soaker tub, and private access to a den. The second bedroom on this level is equally inviting, with a large window and ample closet space. Completing the main floor is a massive laundry/mudroom with cupboards and a large sink, plus a 4pc bathroom all conveniently located off the attached heated



double garage. Descending the unique staircase with its elegant curved wall, you'll discover a sprawling basement, perfect for relaxation and recreation. The large family room provides plenty of space for gatherings, while a huge bedroom with a 3-piece bathroom and a spacious closet offers comfort and privacy for guests. The basement also includes a workshop area and a versatile flex room, ideal for a playroom or hobby space. Outside, enjoy a large concrete patio, fully fenced for privacy, and a garden shed that perfectly matches the home's aesthetic. The oversized parking pad offers additional convenience. This kind of home doesn't come on the market often—don't miss your chance to view it today!

Built in 2002

**Essential Information**

MLS® #	A2184899
Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,385
Acres	0.24
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	224 52 Avenue W
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta

Postal Code	T0L 0T0
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### Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, 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 Lane, Few Trees, Front Yard, Lawn, Other
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	January 13th, 2025
Days on Market	102
Zoning	R1

### Listing Details

Listing Office	Century 21 Foothills Real Estate
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