

\$649,000 - 380 59 Avenue, Claresholm

MLS® #A2195296

\$649,000

5 Bedroom, 3.00 Bathroom, 1,438 sqft

Residential on 40.00 Acres

NONE, Claresholm, Alberta

Discover the perfect blend of rural charm and modern convenience with this incredible 40-acre property, nestled right within the town limits of Claresholm. Offering the best of both worlds, this property gives you the space and privacy of acreage living while keeping you close to all the amenities the town has to offer. A Welcoming Home with Rustic Charm. As you drive down the long, private driveway, you'll immediately feel at home. This 1,428 sq ft house welcomes you with rustic finishes and thoughtful design. The large mudroom and main floor laundry offer practicality for everyday living. The main floor features three bedrooms, including a spacious primary bedroom with a generous closet leading to a private 3-piece en-suite. The kitchen is designed for both functionality and comfort, with a breakfast nook that opens through patio doors to an east-facing deck—ideal for sipping coffee while watching the sunrise. For more formal meals, the dining room is a standout with built-in cabinets, countertop, and large south-facing windows that let natural light pour in. The living room offers expansive south and west-facing windows, perfect for taking in the stunning sunrises and sunsets that Southern Alberta is known for. The main floor is complete with a 4-piece bathroom, and access to both an east-facing morning deck and a west-facing deck, ideal for enjoying sunsets and peaceful evenings. The fully finished basement is a haven for additional living space, featuring two oversized



bedrooms, a 3-piece bathroom, and a large family room with ample natural light from the large basement windows. There's also plenty of storage space to keep everything tidy and organized. Equestrian-Ready with Spacious Outbuildings. Outside, you'll find a 23'5 x 47'5 detached garage, equipped with 220V power and heating—plenty of room for vehicles, hobbies, and workspace. For those with a love for horses or livestock, the property features a stunning barn with double doors, three closed stalls, one open stall, a tack room, and a 950 sq ft loft. There's also an automatic waterer, corrals, cross-fenced pasture, and an open turnout with two cattle guards—perfect for a small farm or equestrian setup. This rare property combines the best of country living with the convenience of being close to town. Don't miss your chance to own a piece of paradise in Claresholm.

Built in 1974

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2195296 |
| Price | \$649,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,438 |
| Acres | 40.00 |
| Year Built | 1974 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------|
| Address | 380 59 Avenue |
| Subdivision | NONE |

| | |
|-------------|------------------------------|
| City | Claresholm |
| County | Willow Creek No. 26, M.D. of |
| Province | Alberta |
| Postal Code | T0L 0T0 |

Amenities

| | |
|--------------|------------------------------------|
| Parking | Double Garage Detached, Off Street |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer |
| Heating | Boiler |
| Cooling | Partial |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|------------------------------------|
| Exterior Features | Other |
| Lot Description | Back Yard, Few Trees, Other, Views |
| Roof | Metal |
| Construction | Wood Frame |
| Foundation | Wood |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 18th, 2025 |
| Days on Market | 104 |
| Zoning | A_T |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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