

# \$595,000 - 380 47 Avenue W, Claresholm

MLS® #A2235739

**\$595,000**

4 Bedroom, 3.00 Bathroom, 2,170 sqft

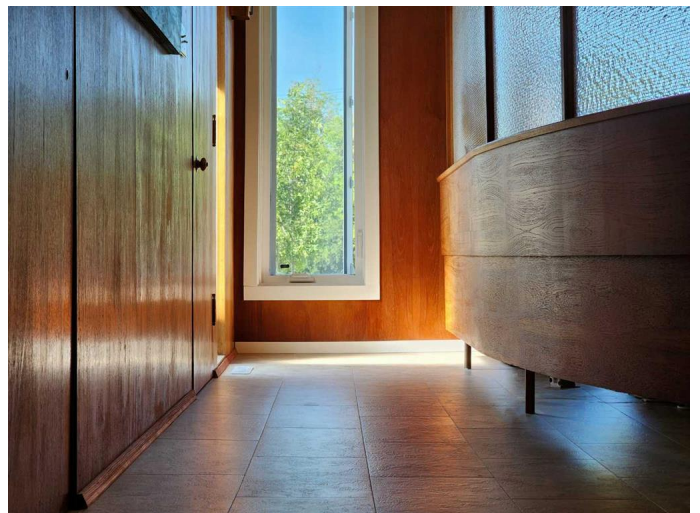
Residential on 0.18 Acres

NONE, Claresholm, Alberta

OPEN HOUSE : SATURDAY, JULY 12, 2025

(10:30 AM -1:30 PM ) Welcome to this Stunning Reimagined Mid-Century Modern Home – Where Timeless Design Meets Contemporary Luxury.

Originally built in the 1950s and extensively renovated in 2024 and 2025, this iconic Claresholm landmark is a masterful blend of classic architecture and sophisticated modern upgrades. Located on a spacious corner lot, the home offers approximately 2,500 sq ft of beautifully designed living space, including 4 bedrooms and 3 bathrooms, ideal for flexible family living or multi-use functionality. Step inside to discover warm, light-filled interiors accentuated by custom woodwork, integrated cabinetry, and a dramatic curved wood feature wall. The open-concept living and dining areas are bathed in natural light from expansive southwest-facing floor-to-ceiling windows, while a painted vintage brick accent wall adds authentic mid-century character. At the heart of the home is a retro-inspired galley kitchen featuring sleek custom cabinetry, Corian countertops, and top-tier appliances: a Sub-Zero wall fridge, Bosch gas cooktop, built-in wall oven, and Bosch dishwasher – perfect for home chefs who appreciate form and function. The main level offers a spacious bedroom, a welcoming foyer with access to the charming greenhouse, and a beautifully updated vintage-inspired 4-piece bathroom. The foyer stairway leads to a flex space – ideal as a home office or creative



zone. Above the attached garage, youâ€™ll find a bright, open-concept studio space with two bedrooms and a modern 3-piece bathroom. This versatile upper level could serve as a guest suite, primary retreat, kids' zone, home office, workshop, or even a potential rental. It also features access to a southwest-facing balconyâ€”perfect for enjoying sunny afternoons or evening sunsets. The fully developed basement adds even more living space with a cozy family room, a flexible bonus area with a custom wet bar and built-in pull-out cabinetry (great for an office, craft space, or workstation), a bedroom with a new egress window, an updated 3-piece bathroom, and a large laundry room complete with counters, sink, and abundant storageâ€”The basement also has a well-lit insulated cold room. With thoughtful planning, this level also offers excellent potential for future suite development. Bonus features include an oversized heated garage (683 sq ft) with water and cabinetry, plus a heated greenhouse for year-round use. Recent updates: 2 fully updated bathrooms, 2 new furnaces, majority triple-pane windows, new roof (upper level), new AC/heat unit in studio, New parging and acrylic coating on front and back steps, inspected and maintained boiler and AC system, fresh interior/exterior paint, updated plumbing, electrical, fixtures, baseboards, updated flooring, RV parking pad, new sod, and more. A truly move-in-ready homeâ€”offering timeless mid-century style with modern comfort. 2 Basement photos (living room) virtually staged.

Built in 1953

## Essential Information

MLS® #	A2235739
Price	\$595,000

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,170
Acres	0.18
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	380 47 Avenue W
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, Parking Pad, RV Access/Parking, Stall, Heated Garage, See Remarks
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Pantry, See Remarks, Storage, Bar, Beamed Ceilings
Appliances	Other
Heating	Forced Air, Hot Water, Natural Gas, Boiler, Radiant
Cooling	Central Air, Other
Has Basement	Yes
Basement	Finished, See Remarks

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed                July 9th, 2025  
Zoning                      R1

**Listing Details**

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

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