

# \$289,900 - 32 Westover Crescent, Claresholm

MLS® #A2260827

**\$289,900**

3 Bedroom, 2.00 Bathroom, 1,227 sqft

Residential on 0.11 Acres

NONE, Claresholm, Alberta

Looking to downsize or simplify your lifestyle? Welcome to easy, low-maintenance living in this well-cared-for modular home, perfectly situated on its own lot just blocks from the 18-hole golf course, the Kin Trail walking path, and Frog Creek's scenic trails. Step inside to find an inviting open-concept layout with a spacious living room, bright kitchen, and dining area that make everyday living and entertaining effortless. The kitchen offers a central island, corner pantry, and plenty of cabinetry for storage. Just off the kitchen, the primary bedroom features a walk-in closet and a 4-piece ensuite. The convenient laundry room includes a second entrance and space for a freezer. At the opposite end of the home, you'll find two additional bedrooms and a full 4-piece main bathroom – ideal for guests or a home office. Outside, the fully fenced yard is designed for easy upkeep with a ground-level concrete patio, handy storage shed, and back alley access. A paved front driveway adds to the convenience. Move-in ready and available for quick possession – don't miss this fantastic opportunity for simple living close to all the outdoor amenities you love.

Built in 2014

## Essential Information

MLS® #                   A2260827

Price                     \$289,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,227
Acres	0.11
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### **Community Information**

Address	32 Westover Crescent
Subdivision	NONE
City	Claresholm
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0T0

### **Amenities**

Parking Spaces	3
Parking	Off Street

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Piling(s)

### **Additional Information**

Date Listed	October 31st, 2025
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Days on Market 4  
Zoning R6

### **Listing Details**

Listing Office Century 21 Foothills Real Estate

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