

# \$850,000 - 45 Mountainview Crescent, Claresholm

MLS® #A2236076

**\$850,000**

4 Bedroom, 4.00 Bathroom, 2,270 sqft

Residential on 3.27 Acres

NONE, Claresholm, Alberta

This 3.27 acre country estate in Claresholm is the ideal family living situation. This beautiful location on Mountainview Crescent does not come around often. There is even a view of the wetlands from this large family home. The circular drive has added parking and the wonderful landscaping is mature and dreamy. There is even a garden spot ready for the new owners. There is a basketball pad, an outdoor fire pit gathering area, a play area, extra storage shed and thimble woodshed. The property is fenced and private. Now let's talk about the house! There are currently 4 bedrooms but the extra studio area in basement could easily be converted to even more bedrooms. The kitchen is massive and then there is a breakfast nook area and dining area with access to the trex deck outside. The living room is bright, light, and roomy. The Living Room boasts vaulted ceilings and a Town and Country Gas fireplace and two story windows with Hunter Douglas blinds. The basement family room is a walk-out to a hot tub area where the hot tub is ready for you. The primary bedroom and ensuite is in the upper level with ample storage besides the walk in closet. Some of the great extras you may not notice are the central vacuum, the 556 square feet of garage loft space not included in listed square footage, the natural gas BBQ connected to house gas and stays with the property, as well as the pool table. Come envision raising your family here with space to move and grow. Don't miss out on



one of Claresholm's best locations!

Built in 1985

### Essential Information

|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2236076                                  |
| Price          | \$850,000                                 |
| Bedrooms       | 4                                         |
| Bathrooms      | 4.00                                      |
| Full Baths     | 3                                         |
| Half Baths     | 1                                         |
| Square Footage | 2,270                                     |
| Acres          | 3.27                                      |
| Year Built     | 1985                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 45 Mountainview Crescent     |
| Subdivision | NONE                         |
| City        | Claresholm                   |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 0T0                      |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Parking Spaces | 8                                            |
| Parking        | Double Garage Attached, Off Street, Driveway |
| # of Garages   | 2                                            |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, No Smoking Home, See Remarks, Storage, Sump Pump(s), Vaulted Ceiling(s), Wood Windows |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Range, Refrigerator, Washer/Dryer                                           |
| Heating           | Forced Air, Natural Gas                                                                                               |
| Cooling           | Wall/Window Unit(s)                                                                                                   |

|                 |                |
|-----------------|----------------|
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Barbecue, Fire Pit, Garden, Private Yard, Storage, Basketball Court |
| Lot Description   | Cul-De-Sac                                                          |
| Roof              | Cedar Shake                                                         |
| Construction      | Stucco                                                              |
| Foundation        | Poured Concrete                                                     |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | July 16th, 2025     |
| Days on Market | 40                  |
| Zoning         | Country Residential |

## Listing Details

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

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