

# \$339,000 - 32 Willow Road, Claresholm

MLS® #A2241011

**\$339,000**

3 Bedroom, 2.00 Bathroom, 938 sqft

Residential on 0.14 Acres

NONE, Claresholm, Alberta

Welcome to this ideal bi-level located just steps from the park and only a short distance from the 18-hole golf course. With walking paths nearby that connect to Kin Trail and Frog Creek, adventure and outdoor fun are always close at hand. Inside, the home features updated flooring throughout most of the main level. A bright and spacious living room welcomes you with nearly floor-to-ceiling east-facing picture windows that flood the space with natural light. The dining area offers built-in cabinetry for extra storage and flows easily into the kitchen, where you'll find a convenient coffee bar, brand-new appliances, a sink overlooking the backyard, and access to your large west-facing deck—perfect for evening relaxation and entertaining. The main floor hosts two comfortable bedrooms and a full 4-piece bath. Downstairs, the developed basement adds great living space with two large bedrooms (one awaiting a closet), a perfect movie room or family area, a storage room, and an updated 4-piece bathroom. This is smart. With most of the lights ran by a google account, imagine “Hey google, turn the lights purple” • Upgrade have been done including furnace, hot water tank, and central A/C for year-round comfort. Outside, the fully fenced yard is a private retreat with mature trees, an apple tree, large shed, and raised garden boxes—ideal for those who love to garden or simply enjoy time outdoors. This move-in ready home has so much to offer—book your showing today!



Built in 1976

### Essential Information

MLS® #	A2241011
Price	\$339,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	938
Acres	0.14
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

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

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Other
-------------------	-------

Lot Description	Back Yard, Few Trees, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 21st, 2025
Zoning	R1

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.