

# \$355,000 - 12 Skyline Mews, Claresholm

MLS® #A2211105

**\$355,000**

3 Bedroom, 3.00 Bathroom, 1,073 sqft

Residential on 0.09 Acres

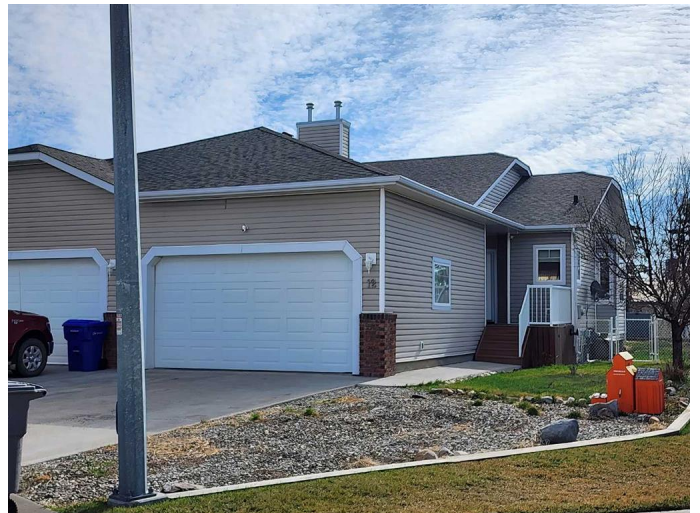
NONE, Claresholm, Alberta

This immaculate bungalow-style half-duplex offers the perfect blend of comfort, style, and low-maintenance living—with no HOA fees, condo fees, or restrictions on age, pets, or children. Built in 2006 and meticulously maintained, this home is ideal for anyone seeking an easy, carefree lifestyle in a warm and welcoming setting.

Inside, you'll find beautifully finished living spaces enhanced by rich hardwood floors and elegant crown mouldings, adding a touch of sophistication throughout. From the moment you step in, it's clear this home has been lovingly cared for.

The spacious living room is anchored by a cozy gas fireplace and flows seamlessly into the bright and stylish kitchen. You'll appreciate the crisp white cabinetry, durable Arborite countertops, central island, pantry, and garburator—everything designed for both function and charm. The adjacent dining area is bathed in natural light, perfect for casual meals or entertaining friends and family.

The main floor features a generous primary bedroom with large windows for a tranquil, airy atmosphere, two closets, and a private 3-piece ensuite with a walk-in shower. A separate 2-piece bathroom provides added convenience for guests. A flexible den or home office offers a quiet space for work or hobbies, while the main floor laundry, with



direct access to the attached garage, adds everyday practicality.

Downstairs, the fully finished basement offers even more living space with two large bedrooms, a spacious 4-piece bathroom, and a versatile rec room perfect for a media area, playroom, or cozy retreat. There's no shortage of storage thanks to clever under-stair space and a large utility room.

Step outside and enjoy the best of outdoor living. The multi-tiered wooden decks, complete with aluminum railings, are ideal for summer barbecues or relaxing evenings. The fully fenced backyard is safe and private—perfect for kids, pets, or simply enjoying your own green space. At the front, a sunny west-facing deck offers the perfect spot to enjoy your morning coffee.

The attached garage is a true bonus—fully drywalled and featuring a custom mezzanine for tools, seasonal items, or hobby storage.

Whether you're downsizing, investing, or simply searching for the perfect place to call home, this half-duplex offers exceptional value in a restriction-free, move-in-ready package. A rare opportunity you won't want to miss!

Built in 2006

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2211105  |
| Price          | \$355,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,073     |
| Acres          | 0.09      |

|            |                        |
|------------|------------------------|
| Year Built | 2006                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | Side by Side, Bungalow |
| Status     | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 12 Skyline Mews              |
| 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, Garage Faces Front |
| # of Garages   | 1                                          |

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | Other                   |
| Heating           | Forced Air, Natural Gas |
| Cooling           | Central Air             |
| Fireplace         | Yes                     |
| # of Fireplaces   | 1                       |
| Fireplaces        | Gas, Living Room        |
| Has Basement      | Yes                     |
| Basement          | Finished, Full          |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | BBQ gas line             |
| Lot Description   | Back Yard, Landscaped    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | ICF Block                |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 17th, 2025 |
|-------------|------------------|

|                |                       |
|----------------|-----------------------|
| Days on Market | 5                     |
| Zoning         | DUPLEX RESIDENTIAL R2 |

## Listing Details

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

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