

# \$79,999 - 3 Westlynn Drive, Claresholm

MLS® #A2194020

**\$79,999**

0 Bedroom, 0.00 Bathroom,  
Land on 0.24 Acres

NONE, Claresholm, Alberta

Discover the epitome of tranquility and luxury living on the last remaining golf course lot! Nestled in the coveted community of Westlynn Drive, this oversized serviced with sanitary & water 72 x 140 foot lot gently sloping down to a scenic walking path and direct access to the prestigious Bridges Golf Course. A rare opportunity, situated in Claresholm, just 90 minutes from Calgary and 50 minutes from Lethbridge, this prime location offers a perfect blend of peaceful surroundings and convenient access to all amenities. With houses in the neighborhood fetching above \$400,000 this year, this is your chance to build your dream home in a thriving real estate market. Claresholm provides a vibrant community with schools, healthcare facilities, an indoor swimming pool, and a range of financial and auto services. Embrace the freedom to design your ideal home while adhering to building restrictions that focus on setbacks and structure size, ensuring a harmonious blend of elegance and functionality. Don't miss out on this unique opportunity to claim the last piece of golf course paradise on Westlynn Drive – your gateway to a lifestyle of comfort, prestige, and natural beauty."



## Essential Information

|        |          |
|--------|----------|
| MLS® # | A2194020 |
| Price  | \$79,999 |

|           |                  |
|-----------|------------------|
| Bathrooms | 0.00             |
| Acres     | 0.24             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 3 Westlynn Drive             |
| Subdivision | NONE                         |
| City        | Claresholm                   |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 0T0                      |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 11th, 2025 |
| Days on Market | 73                  |
| Zoning         | R1                  |

### Listing Details

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

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