

\$355,000 - 12 Skyline Mews, Claresholm

MLS® #A2211105

\$355,000

3 Bedroom, 3.00 Bathroom, 1,073 sqft

Residential on 0.09 Acres

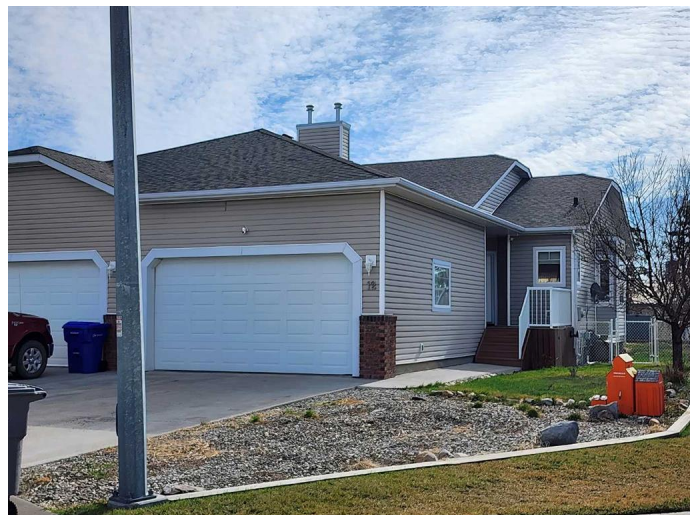
NONE, Claresholm, Alberta

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	4
Zoning	DUPLEX RESIDENTIAL R2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.