



# Beaumont Alberta

\$649,900

CUL DE SAC location in COLONIALE ESTATES with views of the 18 hole!! Wow, this 2516+ 2 STOREY features a perfect main floor DEN just of the foyer with REAL BRICK FEATURE WALL. The hall opens to a spacious GREAT ROOM with dark MAPLE HARDWOOD & GAS FIREPLACE. The CONTRAST KITCHEN has an AMAZING CENTRAL ISLAND WITH QUARTZ COUNTERS, STAINLESS APPLIANCES, including a GAS STOVE & BRAND NEW REFRIGERATOR! The SUNLIT DINING ROOM overlooks the yard & features ACCESS TO THE PATIO & ARTIFICIAL TURF YARD! A 2 piece bath, large WALK THRU PANTRY plus a MUD ROOM provides access to the garage & extra family STORAGE SPACE. Up to a SUNNY 'OPEN TO BELOW' BONUS ROOM, two generous bedrooms, one with access to the main bath, plus a primary with a COFFERED CEILING & ensuite with double sinks, an OVERSIZED CUSTOM GLASS SHOWER & SOAKER TUB! The handy UPPER LAUNDRY features white SHIPLAP & has plumbing for a future sink! The 9' BASEMENT is undeveloped & open for future development! All this plus a DOUBLE GARAGE & so much more! (id:6769)

Living room 4.87 m X 4.88 m

Dining room 2.1 m X 3.49 m

Kitchen 4.61 m X 5.51 m

Den 2.67 m X 3.5 m

Mud room Measurements not available

Primary Bedroom 4.92 m X 3.96 m

Bedroom 2 3.98 m X 3.36 m

Bedroom 3 3.66 m X 3.36 m

Bonus Room 4.5 m X 5.84 m

Laundry room 1.95 m X 2.96 m

Listing Presented By:



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Royal

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