



## Beaumont Alberta

\$669,000

Location! Location! Welcome home to COUNTRY CLUB PLACE, a prestigious CUL DE SAC of homes in COLONIALE ESTATES, steps from COLONIALE GOLF & C.C. a PGA rated course. This is the PERFECT FAMILY HOME featuring a large foyer, FORMAL DINING ROOM with french doors & rich stone & white mantel on the 2 way fireplace. Enter the SUNLIT GREAT ROOM with 2 STOREY CEILINGS, BI CABINETRY, 2 WAY FIREPLACE, a WALL OF WINDOWS plus RICH BRAZILIAN HARDWOOD FLOORING. A generous BREAKFAST NOOK offers access to the large SE BACK YARD with STONE PATIOS. The ISLAND KITCHEN features white cabinets, GRANITE counters, STAINLESS APPLIANCES & a WALK THRU PANTRY. Up the SWEEPING STAIRCASE to a LOFT space, great BONUS ROOM with a FIREPLACE, wall to wall windows & FRENCH DOORS. The gracious primary offers a SPA ENSUITE with OVERSIZED SHOWER, tub & WI closet. The LAUNDRY ROOM, a 4 pc. bath & 2 large bedrooms complete the upper level. The basement is waiting for development! 2022 SHINGLES, NEW BLINDS with REMOTES in 2023, H2O Softener & RO. (id:6769)

Living room 4.52 m X 4.26 m

Dining room 3.69 m X 3.56 m

Kitchen 4.01 m X 4.62 m

Den 2.7 m X 3.69 m

Breakfast 1.84 m X 3.32 m

Primary Bedroom 5.22 m X 3.7 m

Bedroom 2 4.05 m X 3.5 m

Bedroom 3 2.92 m X 3.55 m

Bonus Room 4.84 m X 5.78 m

Laundry room 2.23 m X 2.6 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.horsepowerranch.com/>



Royal

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