



## Beaumont Alberta

\$819,900

Located at the end of a cul-de-sac in desirable Colonial Estates, this Mattamy-built Walnut floor plan offers luxurious yet comfortable living throughout. Situated on a large, landscaped pie-shaped lot backing south onto the 10th hole of Colonial Golf Course, the home enjoys incredible pond and fairway views while being filled with natural light. The open-concept main floor features engineered hardwood, a beautifully designed kitchen with abundant drawers and cabinetry, walk-through pantry, gas fireplace, flex area, and 9' ceilings. Upstairs offers a stunning primary retreat with vaulted ceiling and Oasis ensuite, convenient laundry, 9' ceilings, and fresh carpet. The fully finished basement includes a 4th bedroom, 3-piece bath, large rec area, and ample storage. Outside you'll enjoy a two-level deck, separate built-in fire pit area, and 8-person hot tub. Extras include Hunter Douglas blinds throughout, heated oversized garage, permanent lighting, water softener, and reverse osmosis system. Move-in ready! (id:6769)

Bedroom 4 3.3 m X 4.67 m  
 Recreation room 6.69 m X 6.43 m  
 Utility room 5.38 m X 2.11 m  
 Living room 4.91 m X 4.92 m  
 Dining room 3.52 m X 2.17 m  
 Kitchen 5.51 m X 4.54 m  
 Office 2.63 m X 3.5 m

Mud room 3.92 m X 1.11 m  
 Family room 4.53 m X 5.82 m  
 Primary Bedroom 3.99 m X 4.94 m  
 Bedroom 2 3.68 m X 3.38 m  
 Bedroom 3 3.65 m X 3.96 m  
 Laundry room 2.65 m X 2.97 m

Listing Presented By:



Originally Listed by:  
 Real Broker



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