



## Beaumont Alberta

\$875,000

A true outdoor oasis, this luxury walk-out offers a spacious balcony, expansive patio, and prime pond-backing cul-de-sac location. This 1990 sq.ft custom Royer Homes build is meticulously maintained with an open-concept main floor with vaulted ceilings, rich hardwood floors, large windows for natural light, & a striking double-sided gas fireplace anchoring the living and dining areas. The kitchen includes granite countertops, dark cabinetry, central island with wine rack, corner pantry, and new stainless steel appliances. Offering 4 bedrooms and 3 bathrooms, including a spacious primary suite with a luxurious ensuite and soaker tub. The fully finished walk-out basement is built for entertaining with in-floor heating, large rec room, wet bar, and versatile fourth bedroom with Murphy bed. Outdoor living shines with a southwest-facing yard, landscaped grounds, lower patio, and upper balcony overlooking the pond, plus a heated, insulated double garage. A statement home in an unbeatable setting--don't miss out! (id:6769)

Bedroom 3 4.39 m X 4.1 m

Bedroom 4 4.38 m X 3.52 m

Recreation room 4.57 m X 8.27 m

Living room 5.13 m X 4.68 m

Dining room 4.45 m X 3.51 m

Kitchen 4.87 m X 8.56 m

Bedroom 2 3.96 m X 4.08 m

Laundry room 2.2 m X 2.76 m

Primary Bedroom 4.02 m X 5.05 m

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