



## Beaumont Alberta

\$859,000

Live the Fairway Lifestyle! This custom walkout bungalow in prestigious Coloniale Estates backs directly onto the golf course, offering serene views and exceptional privacy. With over 3,500 sq ft of fully finished living space, this home features 3 bedrooms plus 2 flex rooms, including a primary suite with a huge walk-in closet. Designed for entertaining and family living, enjoy a spacious recreation room large enough for a pool table, complete with a gas fireplace, full wet bar, office, and 4-piece bath. The walkout basement features in-floor heating and garden door access to a beautifully maintained yard with maintenance-free fencing, gazebo. Additional highlights include two enclosed all-season decks, a heated triple garage with premier garage package featuring wall-to-wall solid maple cabinetry, heat and floor drain, exposed aggregate driveway, central air, central vac. Recent mechanical upgrades include roof, hot water tank and heating system. Meticulously maintained and move-in ready. (id:6769)

Bedroom 2 3.43 m X 4.4 m

Bedroom 3 3.42 X 4.87

Sunroom 5.91 m X 3.53 m

Utility room 2.76 m X 5.64 m

Living room 3.68 m X 4.86 m

Dining room 3.66 m X 3.16 m

Kitchen 3.67 m X 5.55 m

Family room 5.06 m X 4.59 m

Den 2.74 m X 3.6 m

Primary Bedroom 3.94 m X 4.22 m

Sunroom 5.93 m X 3.57 m

Laundry room 2.68 m X 3.84 m

Listing Presented By:



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