



## Beaumont Alberta

\$614,900

**\*\*MAIN FLOOR BEDROOM AND BATH, SPICE KITCHEN\*\*** Welcome to this exceptional two-story home in Beaumont's sought-after Triomphe neighbourhood, offering 2,170 sq ft of modern and efficient living space. The main floor impresses with an open-concept design, featuring a spacious great room with a cozy electric fireplace, a formal dining area, and a well-appointed spice kitchen with quartz countertops and a coppered ceiling detail for a touch of elegance. Upstairs, the luxurious master suite provides a peaceful retreat with a walk-in closet and an ensuite, complemented by additional bedrooms and a versatile bonus room. Built with superior standards, this home includes high-efficiency windows, enhanced R-22 insulation, and a roughed-in radon mitigation system for a healthy living environment. The finished, insulated garage adds valuable convenience. **\*\*Photos are representative\*\*** (id:6769)

Living room 4.77 m X 3.5 m

Dining room 3.04 m X 3.75 m

Kitchen 4.01 m X 3.47 m

Bedroom 5 2.89 m X 3.04 m

Second Kitchen 1.89 m X 1.04 m

Primary Bedroom 4.57 m X 4.21 m

Bedroom 2 3.45 m X 2.69 m

Bedroom 3 3.3 m X 2.69 m

Bedroom 4 2.59 m X 2.89 m

Bonus Room 2.59 m X 2.89 m

Laundry room 1.85 m X 2.04 m

Listing Presented By:



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