



## Beaumont Alberta

\$689,900

Welcome to this stunning fully finished walkout home in sought-after Coloniale Estates, backing directly onto the park! A former Etiquette Homes showhome, this property impresses with an open floor plan drenched in natural light. The main level showcases gleaming hardwood floors, a spacious living room with a striking floor-to-ceiling stone gas fireplace, and a chef-inspired kitchen with a large island, breakfast bar, corner pantry, and ample cabinetry. The bright dining area offers park views and access to the covered upper deck. A mudroom, laundry, and 2pc bath complete the main floor. Upstairs, a grand bonus room, 4pc bath, and 3 bedrooms await, including a luxurious primary suite with walk-in closet and spa-like 5pc ensuite. The walkout basement features a cozy family room with a second fireplace, games area, 4th bedroom, 4pc bath, and access to the lower deck. Located on a quiet, family-friendly street--this home is the perfect blend of elegance and function. (id:6769)

Family room 6.97 m X 7.86 m

Bedroom 4 2.88 m X 3.58 m

Games room Measurements not available

Living room 5.36 m X 5.15 m

Dining room 2.95 m X 3.94 m

Kitchen 4.13 m X 3.07 m

Mud room Measurements not available

Laundry room 2.77 m X 2.25 m

Primary Bedroom 4.86 m X 3.95 m

Bedroom 2 3.91 m X 2.78 m

Bedroom 3 3.5 m X 2.81 m

Bonus Room 5.66 m X 5.95 m

Listing Presented By:



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