

# \$599,000 - 36 Chinook Crescent, Beiseker

MLS® #A2206866

**\$599,000**

3 Bedroom, 4.00 Bathroom, 1,972 sqft

Residential on 0.15 Acres

NONE, Beiseker, Alberta

WOW! This STUNNING, custom-built Layne home (total 2800+ sq ft) of living space, sits on a huge (55â€™ x 120â€™) lot and has been meticulously maintained with high-end upgrades throughout. From the moment you step onto the covered veranda and enter the front door, you'll feel right at home. The hardwood flooring, vaulted ceilings, skylights and large windows invite plenty of natural light, creating a warm and inviting atmosphere. The main floor features a spacious gathering room and formal dining area, ideal for hosting large family dinners. The kitchen offers exquisite granite countertops, oak cabinets with roll-outs, a tile backsplash, pot lighting, an island, convection oven, garburator and window at the sink overlooking the backyard. Enjoy your morning coffee in the kitchen nook while soaking in the serene sunrise. The family room is perfect for relaxing, featuring a gas fireplace with brick surround, a mantle, built-in cabinetry on both sides and a wet bar. The main floor also includes a convenient laundry area, a half bath and a dedicated home office space. Upstairs, you'll be greeted by a bright skylight and an impressive decorative wall design. The master bedroom is generously sized, featuring a walk-in closet with closet maid and a 4-piece ensuite bathroom with a separate shower and a jet tub for a spa-like experience. Two additional bedrooms are connected by a Jack and Jill 4-piece bathroom, perfect for family living. The basement is a great space for entertaining,



with a large rec room, a 2-piece bathroom, a second office/craft room or guest room, a kitchenette (ideal for canning), a cold room, a small den area, and a utility room with ample storage space. Key upgrades are: Stucco Exterior (painted 2022), vinyl fencing and vinyl deck, triple pane windows (2017), vinyl windows basement (2020), Skylight (2018), Roof shingles (2018), upgraded carpets (2020), underground sprinklers (front & backyard, remote timer), attached Double Heated garage with garage rack, SALT WATER HOT TUB (2022 - permitted), whole home painted (2022), exterior Gemstone LED Lighting (with colour changing remote), updated sump pump (2022). This home was very well built and really well maintained. You can feel the QUALITY as you walk through the house. This home truly offers the perfect blend of comfort, space, and privacy, all while being just a short drive from Airdrie and Calgary. Move in and start enjoying your new life in this incredible property! Possession is flexible.

Built in 1991

### **Essential Information**

|                |                |
|----------------|----------------|
| MLS® #         | A2206866       |
| Price          | \$599,000      |
| Bedrooms       | 3              |
| Bathrooms      | 4.00           |
| Full Baths     | 2              |
| Half Baths     | 2              |
| Square Footage | 1,972          |
| Acres          | 0.15           |
| Year Built     | 1991           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 36 Chinook Crescent |
| Subdivision | NONE                |
| City        | Beiseker            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T0M0G0              |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage, Insulated, Driveway, See Remarks |
| # of Garages   | 2  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Vaulted Ceiling(s), Walk-In Closet(s), Bookcases, Natural Woodwork, Skylight(s), Sump Pump(s) |
| Appliances        | Dishwasher, Freezer, Garage Control(s), Gas Cooktop, Refrigerator, Stove(s), Window Coverings, Garburator  |
| Heating           | Fireplace(s), Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Brick Facing, Family Room, Gas, Glass Doors, Mantle, Blower Fan, Oak   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Garden   |
| Lot Description   | Back Lane, City Lot, Fruit Trees/Shrub(s), Garden, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Stucco, Wood Frame   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 29th, 2025 |
| Days on Market | 35               |
| Zoning         | R1               |

**Listing Details**

Listing Office                      CIR Realty

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