

# \$499,900 - 1 Lount Crescent, Beiseker

MLS® #A2252181

**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,246 sqft

Residential on 0.11 Acres

NONE, Beiseker, Alberta

WOW! Pristine Family Home with TRIPLE GARAGE. You will LOVE this property with all it has to offer. There is a wonderful welcoming SUN PORCH as you enter the home. Nice sized foyer with closet for your coats which opens up to a large kitchen and dining area. See the organized pantry, open shelving and lots of cupboards. The dining area fits a large table and chairs all set up for entertaining. Soaring ceilings really make the main living area feel open and airy. The living room has great windows and a cozy gas fireplace. Upstairs are 3 bedrooms and a 3 piece bathroom. On the lower level is an expansive recreation room which is currently being used as a bedroom. The rec room is so large that you could easily create a 4th bedroom with closet and window and still keep the rec/games room. The bathroom has separate shower, large soaker tub and laundry area. Tons of storage as well. Outside is a fully poly fenced yard with massive blue spruce that provides complete PRIVACY. The yard is mostly concrete - so super low maintenance with very little to do but enjoy. The triple garage/shop is a DREAM with back alley access. There are 3 garage doors with one of them being 14'™. Garage dimensions are: 23'™7 x 20'™11 and 13'™2 x 30'™6. There is a mezzanine for storage in the larger part as well as a gas heater. The shop side has a wood stove with town permit. RV parking on cement is available too. The property is located at the edge of Beiseker with really no



neighbours. Flexible on possession.  
EVERYTHING IS SPOTLESS AND MOVE-IN  
READY!

Built in 2004

### Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2252181       |
| Price          | \$499,900      |
| Bedrooms       | 3              |
| Bathrooms      | 2.00           |
| Full Baths     | 2              |
| Square Footage | 1,246          |
| Acres          | 0.11           |
| Year Built     | 2004           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1 Lount Crescent  |
| Subdivision | NONE              |
| City        | Beiseker          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T0M0G0            |

### Amenities

|                |                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                                                                     |
| Parking        | Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized, RV Access/Parking, Triple Garage Detached |
| # of Garages   | 3                                                                                                                     |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, Pantry, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s)             |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings |

|                 |                                                           |
|-----------------|-----------------------------------------------------------|
| Heating         | Forced Air, Natural Gas                                   |
| Cooling         | None                                                      |
| Fireplace       | Yes                                                       |
| # of Fireplaces | 2                                                         |
| Fireplaces      | Brick Facing, Gas, Living Room, Other, Wood Burning Stove |
| Has Basement    | Yes                                                       |
| Basement        | Finished, Full                                            |

## Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Private Yard                                              |
| Lot Description   | Back Lane, Corner Lot, Irregular Lot, Landscaped, Private |
| Roof              | Asphalt Shingle                                           |
| Construction      | Vinyl Siding, Wood Frame                                  |
| Foundation        | Poured Concrete                                           |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 45                |
| Zoning         | R1                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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