

\$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, RV Access/Parking, Oversized, Triple Garage Detached
# of Garages	3

Interior

Interior Features	Ceiling Fan(s), No Animal Home, Pantry, Soaking Tub, Vaulted Ceiling(s), Sump Pump(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	Gas, Living Room, Brick Facing, 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	15
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.