

# \$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 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, Driveway, Garage Door Opener, Heated Garage, Insulated, See Remarks, Front Drive
# of Garages	2

### **Interior**

Interior Features	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Natural Woodwork, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Refrigerator, Stove(s), Window Coverings, Freezer
Heating	Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Blower Fan, Brick Facing, Glass Doors, 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	10
Zoning	R1

## Listing Details

Listing Office      CIR Realty

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