

Courtesy Of Tyler J Ellis Of Real Broker

# \$799,900 - 50 Rosemount Boulevard, Beaumont

MLS® #E4419005

**\$799,900**

3 Bedroom, 2.50 Bathroom, 2,797 sqft

Single Family on 0.00 Acres

Coloniale Estates (Beaumont), Beaumont, AB

Welcome to this breathtaking home backing onto the prestigious Coloniale Golf Course! This property boasts 9â€™™ ceilings throughout and 9â€™™ doors. As you enter, the grand open-to-below foyer welcomes you. The main floor features a den/bedroom, perfect for a home office or guest room. The open-concept living area is complete with a gas fireplace, huge windows that flood the space with sunlight, and seamless access to the dining area and kitchen. The kitchen is a masterpiece featuring granite countertops and premium finishes. Upstairs, youâ€™™ll find a bonus room, laundry room with a sink, two large bedrooms, and the master. The master bedroom features a luxurious ensuite with dual sinks, soaker tub, and a separate shower. Step outside to the huge south east facing deck and yard, where you can relax and take in the stunning views of the golf course. This home seamlessly combines modern luxury with timeless elegance in a prime golf course location. Donâ€™™t miss your opportunity to own this extraordinary property!

Built in 2017

## Essential Information

MLS® # E4419005

Price \$799,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,797                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 50 Rosemount Boulevard       |
| Area        | Beaumont                     |
| Subdivision | Coloniale Estates (Beaumont) |
| City        | Beaumont                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T4X 1S5                      |

### **Amenities**

|           |                                 |
|-----------|---------------------------------|
| Amenities | Hot Tub, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached          |

### **Interior**

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                       |
| Fireplaces        | Glass Door                                                                                                                                                                |
| Stories           | 2                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                                                                          |

### **Exterior**

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Stone, Vinyl                                                             |
| Foundation        | Concrete Perimeter                                                             |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 23rd, 2025 |
| Days on Market | 78                 |
| Zoning         | Zone 82            |

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Listing information last updated on April 11th, 2025 at 3:47pm MDT