



GRASSROOTS
REALTY GROUP

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**23 Beaver Place
Beiseker, Alberta**

MLS # A2226341

\$420,000



Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,146 sq.ft.	Age:	1987 (38 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Other, See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Hot tub, pool table

Located on a desirable corner lot in the peaceful village of Beiseker, around 30 minutes from Calgary and less than 25 minutes to Airdrie, this spacious bilevel home offers over 2,100 sq ft of developed living space. With 5 bedrooms and 3 full bathrooms, including an ensuite off of the primary bedroom, there's plenty of room for the whole family. The renovated kitchen is a true standout, featuring granite countertops, stainless steel appliances, and a charming farm-style sink. The upstairs features 3 bedrooms, 2 full bathrooms and is enhanced by the convenience of main floor laundry. Two bigger ticket items have already been replaced for you - newer main floor windows (2023) and a newer roof (2020), so that you can enjoy peace of mind for years. You can add your personal touch to the basement that already offers cozy in-floor heat, two additional bedrooms, and a large recreation area perfect for relaxing or entertaining. The double attached garage also features in-floor heating — ideal for those chilly Alberta winters. Step outside to your private backyard complete with a hot tub, offering the perfect spot to unwind. This lovely home combines small-town charm with some modern upgrades, making it a great opportunity for families or anyone looking for space, comfort, and value. Don't miss your chance to call this Beiseker home your own!