



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**11 Clover Crescent
Beiseker, Alberta**

MLS # A2248816



\$499,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,220 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Slab	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Walk-In Closet(s)

Inclusions: None

ELIGIBLE FOR FIRST HOME BUYERS GST REBATE. Looking for a fully accessible, low maintenance home, then meet the Gracie, a 1220 sq ft bungalow by CreekWest Custom Homes. This beautifully designed bungalow combines modern convenience with functional living spaces. Featuring two spacious bedrooms and two full baths, including a luxurious 4-piece ensuite this home offers the perfect balance of style and comfort. The open-concept layout is ideal for both everyday living and entertaining, with a bright and airy great room flowing seamlessly into the dining area and kitchen. The kitchen boasts a corner pantry for ample storage, sleek quartz countertops, and stainless steel appliances, making meal prep a breeze. Durable and stylish vinyl plank flooring extends throughout the main living areas, providing a seamless look and easy maintenance. Large windows allow for plenty of natural light, enhancing the home's warm and inviting atmosphere. An oversized double garage provides ample space for vehicles, storage, or a workshop area. This home is currently designed to be built on a slab which provides the homeowner with a very accessible, low maintenance and affordable option but if you prefer a full basement that is available as well! Situated on a large lot with greenspace and park behind, offering peace, privacy, and beautiful views from the backyard. Whether you're relaxing on the back deck or enjoying the tranquility of the backyard, this home is designed to be your personal retreat. Beiseker, Alberta – A Charming Small Town with Big Appeal Beiseker is a picturesque village located northeast of Calgary. Known for its small-town charm, friendly community, and peaceful rural setting, Beiseker offers a laid-back lifestyle with easy access to city conveniences. Beiseker is a tight-knit and welcoming community where neighbors know each other by

name. Despite its small size, Beiseker provides essential services, including: Local grocery stores, cafes, and restaurants cater to daily needs. Beiseker Community School serves students from k to 12. Parks, sports fields, and walking trails offer outdoor activities, while the Beiseker Arena is a hub for hockey and skating. Beiseker is an attractive place for homeowners seeking larger lots, more space, and a quieter lifestyle and housing is more affordable making it a great option for families, retirees, or those looking for a peaceful retreat with access to modern conveniences. Interior photos are from a previous build.