

Courtesy Of Tyler J Ellis Of Real Broker

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

MLS® #E4431620

**\$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 9' ceilings throughout and 9' 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, you'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. Don't miss your opportunity to own this extraordinary property!

Built in 2017

### Essential Information

MLS® # E4431620

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
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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	April 18th, 2025
Days on Market	13
Zoning	Zone 82

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Listing information last updated on May 1st, 2025 at 6:47am MDT