

**30 Clover Crescent
Beiseker, Alberta**

MLS # A2226019



\$549,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,636 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Irregular Lot, No Neighbours Behind		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	None		

Are you a first time buyer because the First Time Buyers GST Rebate applicable, which would be up to over \$20,000 in rebates to you!!! Welcome to The Winston II by CreekWest Custom Homes. Nestled in The Junction, Beiseker's newest community, where modern living meets small-town charm. The Winston II is a beautifully upgraded 3-bedroom, 2.5-bathroom, 2-storey home that seamlessly blends contemporary elegance with timeless craftsmanship. Designed for modern living, this thoughtfully planned home offers a spacious layout, high-end finishes, and exceptional attention to detail. Situated on a lot with 55 ft of frontage with a huge side yard and no neighbors behind you, there is ample outdoor space for recreation, gardening, or future enhancements like a shop/shed or patio. Enjoy the double front-attached garage with plenty of room for vehicles, tools, and storage. Enter through the garage in to a functional mudroom with custom built-ins keeps and conveniently connects to the walk-through pantry, allowing effortless access to the kitchen. At the heart of the home, the open-concept kitchen is impressive with the combination of two-toned cabinetry and quartz countertops. Stainless steel appliances make cooking a pleasure, while the large central island offers ample prep space and seating, making it an ideal spot for family gatherings. The kitchen flows seamlessly into the dining and living areas, ensuring an open and inviting atmosphere. The main floor boasts 9 ft. ceilings, enhancing the sense of space and openness. A coffered ceiling feature in the living room adds architectural charm and character. Natural light fills the space with lots of large windows that create a bright and welcoming environment. Whether hosting guests or enjoying a quiet evening at home, this space is designed for both comfort and style. Upstairs, the primary bedroom is a private

retreat with a spa-like ensuite that includes a standalone tub, double vanity, and a beautifully tiled shower. The secondary bedrooms are equally well-appointed, offering generous space and natural light. A convenient second-floor laundry room with a built-in countertop adds efficiency and ease to daily routines. Beiseker offers the perfect balance of small-town charm and modern convenience. The community features essential amenities such as a grocery store, school, restaurants, farmer's markets, and ongoing local events. With Crossfield just a 27-minutes away, Airdrie 30 minutes, and Calgary only 45 minutes, Beiseker provides an easy commute while maintaining a peaceful, close-knit atmosphere. Other floor plans and lots are available—contact us for more details.*****

CreekWest Custom Homes offers a variety of thoughtfully designed floor plans, each crafted to suit modern lifestyles. Spacious master suites, open-concept layouts, and flexible spaces make these homes ideal for families of all sizes.