



GRASSROOTS
REALTY GROUP

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39 Chinook Crescent Beiseker, Alberta

MLS # A2333116



\$440,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,342 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Preserved Wood	Utilities:	-
Features:	Beamed Ceilings, Quartz Counters		

Inclusions: N/A

Welcome to the charming Hamlet of Beiseker, where small-town living meets convenience, just 35 minutes north of Calgary and only a short 15-minute drive to Airdrie. Situated on a quiet street, this inviting two-storey home offers the perfect blend of space, comfort, and character. Set on an approximately 60-foot-wide lot, the property features a double attached garage, a spacious driveway, and a large west-facing backyard that's ideal for children, pets, summer barbecues, or simply relaxing and enjoying the evening sun. Step inside and you'll immediately appreciate the warm country-inspired feel, highlighted by beautiful exposed beams that add charm and character throughout the home. The thoughtfully designed main floor offers plenty of room for the whole family, including a welcoming living room, a separate family room, a spacious kitchen with a pantry, a dining room for family gatherings, a versatile flex room that's perfect for a home office or hobby space, plus a convenient laundry and utility room. Upstairs, you'll find a generous primary retreat complete with a private 4-piece ensuite, along with two additional large bedrooms and another full 4-piece bathroom, providing comfortable accommodations for a growing family. If you've been looking for the peace and friendliness of small-town living without sacrificing easy access to city amenities, this home is an outstanding opportunity. With its spacious layout, distinctive character, and family-friendly setting, it's ready for you to move in and make it your own.