



GRASSROOTS

REALTY GROUP

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5333 57 Avenue
Rocky Mountain House, Alberta

MLS # A2289765



\$470,000

Division:	Rocky Mtn House		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,233 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Front Drive, Oversized, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: Furnishings

Welcome to a lovingly cared for and beautifully maintained home that shows more than the pride of ownership. Located in a well-established neighborhood in an ideal location for all schools with quick Hwy access to shopping, plus walking distance to the central community recreation center and walking trails. The community of Rocky Mountain House is well known for its small-town charm and access to the great outdoors of the West Country. Step inside to this 4 level spit with its spacious and inviting living room , creating a warm and welcoming first impression that moves you seamlessly into the bright and formal dining area, stunning hardwood floors flow throughout, adding timeless elegance that continuity throughout the main living spaces on both the main and leading through to the 2nd level hallway. The galley-style kitchen is thoughtfully designed for both function and style, featuring built-in appliances, abundant cabinetry, a convenient breakfast bar, 2 pantries with plenty of storage and an eat in kitchen area perfect for busy mornings or casual family meals. The tall ceilings open up the living space. Upstairs, you’ll find 2 comfortable bedrooms, a four-piece main bathroom, along with the generous primary suite complete with a three-piece ensuite and walk-in closet, offering a private retreat at the end of the day. The lower 3rd level boasts the 4th bedroom/office and cozy family room highlighted by a charming wood-burning stove, ideal for relaxing evenings, along with direct access to the attached garage. The basement provides even more versatility with ample storage space, a cold room, a laundry area complete with sink and work space, plus an additional 3-piece bathroom. Outside, enjoy the benefits of the attached garage, with tall ceilings for added space and 220V wiring making it a handman’s dream with additional RV parking . A

spacious, fenced backyard — perfect for kids, pets, entertaining, or simply unwinding outdoors with access from the home through the garage or a convenient gated walkway from the west side of the drive. Newer renovations include roof, siding and third floor flooring. As an added bonus, this home is a turnkey with select furniture and house hold items included in the sale, making this truly move-in ready and an easy transition for its next owners. This is a wonderful opportunity to own a turnkey home for any buyer who is a cross country relocation or a first time buyer. Combining comfort, functionality, and value makes this home an easy transition.