



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**5722 45 Avenue Close**  
**Rocky Mountain House, Alberta**

**MLS # A2293794**

**\$520,000**



<b>Division:</b>	Creekside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,454 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Asphalt, Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to a rare opportunity in the thriving heart of Creekside. Built in 2014, this expansive six-bedroom, three-and-a-half-bathroom residence offers the perfect foundation for a growing family in a premium neighborhood. With a thoughtful layout, an attached double garage, and private yard, this home offers the essential "good bones" of modern construction. The experience begins at the charming covered front veranda, leading you into a spacious and organized foyer. This entryway is designed for the reality of busy lives, featuring a convenient half-bath and a dedicated mudroom with ample storage to keep the day's gear tucked away. As you transition into the heart of the home, you are greeted by a bright, open-concept floor plan that seamlessly connects the kitchen, dining, and living areas. The kitchen is a chef's delight, anchored by a massive central island and supported by a walk-through pantry. Large windows offer views of the private backyard, and direct access to the back deck makes this the ultimate hub for indoor-outdoor entertaining. The upper level is designed for rest and privacy. Here, you will find a full bathroom, a top-floor laundry room for ultimate convenience, and three generously sized secondary bedrooms. The primary suite serves as the true masterpiece of the home, offering a sprawling retreat complete with a clever walk-through closet and a luxurious five-piece ensuite. This private spa-like space features a double vanity and a deep soaking tub, perfect for unwinding at the end of the day. The versatility of this property continues in the walkout basement, which provides a massive amount of additional living space. An oversized family room serves as a second gathering hub, filled with light and providing direct access to the yard through a walkout. This level also hosts two additional bedrooms, another full bathroom, and its very

own mudroom, making it an ideal setup for older children, guests, or a home office. This is a unique chance to put your personal touch on a modern, high-capacity home in a sought-after community. With its unbeatable footprint and prime location, this property is a must-see for anyone ready to unlock its full potential.