



GRASSROOTS
REALTY GROUP

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108, 6300 58A Street
Rocky Mountain House, Alberta

MLS # A2306690



\$303,000

Division:	NONE		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,234 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Side By Side, Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Vinyl Windows		

Inclusions: See Remarks

Welcome to this well-designed townhouse offering space, flexibility, and a family-friendly setting backing onto green space in Rocky Mountain House. The bright main floor features durable upgraded vinyl plank flooring and a versatile flex room—perfect for a home office, guest space, or fourth bedroom. Upstairs, you’ll find three comfortable bedrooms including a spacious primary retreat with dual closets and a private 4pc ensuite, while the two additional bedrooms share a full 4pc bath—ideal for growing families. A convenient 2pc powder room is located off the front foyer. Step outside to enjoy the sunny back deck and fully fenced yard, perfect for kids, pets, and summer evenings. The unfinished basement offers excellent potential to customize and add future value. A great opportunity for first-time buyers, families, or investors seeking space, function, and lifestyle.