



5027 52 Street
Rocky Mountain House, Alberta

MLS # A2308597



\$575,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,289 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Se		

Heating:	Electric, See Remarks, Wood	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, stove, range, dishwasher, microwave, washer, dryer, curtains and rods, all white wall closets, brown wall closet, stair lift chair, hydro safe step tub, sheds, garage door opener and remote, 1 extra heat panel,

Picture it… Morning coffee on your upper deck with a gorgeous mountain view. This home was perfectly positioned and designed to capture the panoramic mountain view in the heart of Rocky Mountain House! Step inside this 2018 home, where modern comfort meets stunning natural surroundings. Perfectly designed for living and entertaining, this spacious property offers a thoughtful layout that blends functionality with style. The upper level offers an open concept kitchen, dining and living space with impressive vaulted ceilings and an abundance of large windows that flood the home with natural light while framing mountain views. The bright and modern kitchen features a large L-shaped island, ample cabinet and counter space and room for barstools. The upper level offers two bedrooms including a primary with a full ensuite. There is also a good sized laundry room on this level and a full bathroom - this bathroom has recently been customized with a safe step hydro tub. The lower level is primarily above grade offering a walk-out basement with high ceilings and large windows. A cozy and inviting living space down here offers a Blaze King wood stove. All rooms are heated with electric radiant heating panels - each with there own thermostats. There are two additional entries to this level in addition to the two entries to the upper level. A full bathroom and three additional bedrooms plus a partially finished bedroom make up the lower level (these bedrooms do not have closets but the wall closets are included). The layout, size and function of this home presents opportunities for those with mobility limitations and potential for many other set ups with the walk-out basement and multiple bedrooms. The current owners have recently invested in making this home the perfect place to age in place - the custom chair lift is included and still has warranty. In addition there is

a hydro safe step tub installed in the upper level bathroom. A new oversized hot water tank and dishwasher were also installed within the one-two years. Outside, the property continues to impress with a detached 20x22 garage, fenced yard, and mature landscaping. A private rear deck provides a peaceful space to unwind or entertain, surrounded by the comfort and privacy of your own backyard. With its combination of modern design, generous space, and unbeatable views, this home is a rare opportunity you won't want to miss!