



GRASSROOTS
REALTY GROUP

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107, 6300 58A Street
Rocky Mountain House, Alberta

MLS # A2316826



\$375,900

Division:	Rocky Mtn House		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,685 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac		

Heating:	ENERGY STAR Qualified Equipment, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to Ridgewood Estates, the newest and most vibrant subdivision in the sought-after North End of Rocky Mountain House. Perfectly situated near excellent local schools, parks, and scenic walking trails, this stunning four-bedroom, three-and-a-half-bathroom townhome plus a versatile den is a family's dream come true, whether you are just starting out or looking to downsize. You can enjoy a genuinely low-maintenance lifestyle with a HOA, which include all exterior maintenance, lawn care in the summer, and snow removal in the winter makes for ultimate convenience, the unit also includes two assigned parking stalls located right out front. You step inside to a spacious, welcoming entry featuring an oversized coat closet and a discreet half-bath that is perfect for company. Just off the foyer, you will find a flexible den that serves beautifully as a quiet home office, a children's playroom, or a cozy flex space. The heart of the home is the open-concept main floor, boasting tall ceilings, durable vinyl plank flooring, and massive south-facing windows that flood the dining and living areas with an abundance of warm, natural light. The chef-inspired kitchen is a true showstopper, meticulously crafted with sleek dark wood cabinetry, high-end modern appliances, beautiful premium quartz countertops, a custom tile backsplash, and an oversized center island with seating designed for effortless entertaining or busy family mornings. Plush carpet guides you upstairs, where you are greeted by three bedrooms, a full family bathroom, and generous storage spaces. Two of the secondary bedrooms offer oversized closets and large windows for plenty of natural light. The primary suite serves as your personal sanctuary, complete with double closets, additional integrated storage, and its own private four-piece ensuite bath. The living space extends even further into a fully

finished basement, designed to maximize every square foot. This lower level features a family room perfect for movie nights, a large and quiet fourth bedroom ideal for guests or older children, a full four-piece bathroom, a dedicated laundry room, and a massive utility room paired with clever under-stair storage. From top to bottom, the exceptional build quality and thoughtful layout of this townhome ensure that no corners were cut, offering a rare combination of style, functionality, and location.