



5333 57 Avenue
Rocky Mountain House, Alberta

MLS # A2318145

\$460,000



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, Tile, Vinyl Plank	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 and household items

Welcome to a lovingly cared for and beautifully maintained four-level split boasting 2,400 square feet of meticulously designed living space. Situated in a well-established, family-friendly neighborhood in the vibrant community of Rocky Mountain House, this home offers an ideal location within walking distance to all school levels, scenic walking trails, and the central community recreation center. You will also love the quick highway access for effortless commuting and shopping, all while enjoying the famous small-town charm and direct access to the great outdoors of the West Country. Step inside to a spacious and inviting living room that creates a warm, welcoming first impression. This space flows seamlessly into a bright and formal dining area where stunning hardwood floors add a touch of timeless elegance and continuity throughout the main level and up into the second-floor hallway. The thoughtfully designed galley-style kitchen balances function and style, featuring modern built-in appliances, abundant cabinetry, two pantries for maximum storage, a convenient breakfast bar, and a cozy eat-in area perfect for busy mornings. Tall, vaulted ceilings elevate the entire main floor, making it feel incredibly open, bright, and inviting. Upstairs, the second level hosts two comfortable, light-filled bedrooms and a full four-piece family bathroom. The generous primary suite acts as your own private retreat at the end of the day, complete with a convenient walk-in closet and its own private three-piece ensuite. The fully finished third level has been recently enhanced with brand-new flooring throughout the entire floor. This level boasts a fourth bedroom that can easily double as a quiet home office, alongside a cozy family room highlighted by a charming wood-burning stove that is perfect for relaxing winter evenings. This floor also provides highly convenient direct access to the attached

garage. Heading down to the fourth level basement, you will discover even more versatility. This space is the perfect setup for a dedicated home theater or media room, making it an incredible zone for family movie nights. The lower level is rounded out by an abundance of storage space, a dedicated cold room, a large laundry area complete with a wash sink and an additional three-piece bathroom. Outside, the property is a handyman's dream, featuring an attached garage with tall ceilings for added overhead storage and 220V wiring. The exterior also includes a large RV parking space. The expansive, fully fenced backyard is perfect for kids, pets, and summer entertaining. You can easily access the yard directly through the garage or via a gated walkway on the west side of the home. With major exterior renovations already complete the heavy lifting has already been taken care of and with select premium furnishings and some household items included this property makes for an easy move. True pride of ownership shines through every corner.