



GRASSROOTS

REALTY GROUP

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**5907 67 Avenue
Rocky Mountain House, Alberta**

MLS # A2322885



\$665,000

Division:	Rocky Mtn House		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,605 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	See Remarks		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: See Remarks

Zoning: RL

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: FREEZERS

Tucked into a family-friendly neighbourhood and backing directly onto Rocky Mountain House's extensive walking and biking trail network, this beautifully maintained two-storey home offers the space, comfort, and modern upgrades today's families are searching for. With nearby playgrounds and a sunny south-facing backyard, this property is perfectly designed for enjoying both indoor and outdoor living. Step inside and discover a welcoming front office, ideally positioned for working from home, studying, or managing a busy household. The heart of the home is the open-concept living, dining, and kitchen area where family gatherings and everyday life come together with ease. The kitchen showcases rich antiqued cabinetry, oil-rubbed bronze hardware, solid stone countertops, stainless steel appliances, a gas range, and a farmhouse-style undermount sink. Large dining room windows flood the space with natural light while offering beautiful views of the backyard. Convenience continues with a thoughtfully designed mudroom entry from the attached garage, complete with custom-built storage for backpacks, shoes, and seasonal gear. The garage also features water hookups, providing added functionality for projects, clean-up, and future possibilities. Even during Alberta winters, the garage comfortably stays above freezing with the assistance of a simple 1,300-watt electric heater. Upstairs, you'll find four spacious bedrooms, a dedicated laundry room, and a well-appointed 5-piece family bathroom. The primary suite serves as a private retreat, featuring a spa-inspired ensuite with an enclosed steam shower, deep soaker tub, private water closet, and walk-in closet. The fully developed basement extends the living space with a cozy family room ideal for movie nights, a fifth bedroom, a 3-piece bathroom, and rough-ins for a future wet bar. The utility room is exceptionally well

maintained and includes a recently installed radon mitigation system for added peace of mind. Comfort and efficiency have been further enhanced with central air conditioning, making the home enjoyable year-round. Since 2024, the home has seen numerous valuable upgrades, including fresh paint throughout the main and upper levels, stylish board-and-batten feature walls, updated light fixtures, new window blinds, a new dishwasher, an on-demand hot water system, a radon mitigation system, a new central air conditioning evaporator coil, and upgraded bathroom ventilation throughout. All four bathroom exhaust fans have been equipped with humidistat controls, helping maintain optimal indoor air quality and moisture management. A standout feature is the impressive 13.5 kW solar power system, valued at approximately \$40,000. Connected to a bi-directional meter, the system generates clean energy while allowing excess power to be sold back to the grid, providing long-term efficiency, sustainability, and potential savings. This exceptional family home is ready for its next chapter