



GRASSROOTS

REALTY GROUP

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**5709 57 Avenue
Rocky Mountain House, Alberta**

MLS # A2323650

\$524,900



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,016 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, City Lot, Fruit Trees/Shrub(s), Landscaped, Lawn		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Cork, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, High Ceilings, Kitchen Island		

Inclusions: Swim Spa

Prepared to be wowed in this beautiful bungalow with an open floor plan. The moment you enter this home you are met with a spacious entryway and an office/flex space. Through the doors you will be welcomed by a large kitchen with an exceptional amount of cabinets with under cabinet lighting and an enormous amount of countertop space for entertaining or food preparation. Your eyes are automatically drawn to the wooden vaulted ceiling in the living room which is perfect for the family gatherings inclusive of the kitchen. A formal dining area is just off of the kitchen. The bedrooms are spacious and display laminate and cork flooring. The primary bedroom is spacious and has a sliding door into the 5 piece ensuite which includes a good sized shower and shower/tub combination. The balance of the main floor has a 4piece bath, a 2 piece powder room and the largest mudroom/laundry that you could imagine. The lower level has an enormous area that could easily be split into 2 family rooms and also has a bedroom. There is rough in plumbing for a lower level bath. All that is required to complete this level is floor coverings, baseboards and window casings. Can't say enough about the yard that has a 17x20 composite deck and an unbelievable swim spa. Lets not forget raised gardens, fruit tress, shed and garage. Located across from a park, not neighbor to the west and lane access. Wow!