



GRASSROOTS
REALTY GROUP

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6307 58 A Street
Rocky Mountain House, Alberta

MLS # A2324299



\$449,500

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,181 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows, Wet Bar		

Inclusions: N/A

Escape the hustle and bustle of everyday life in the beautifully maintained bungalow duplex . Built in 2020 it offering peace of mind of with some new home warranty remaining. Designed for easy, low maintenance living, this home is perfect for those looking to retire , downsize, or simply enjoy a more carefree lifestyle. The bright and welcoming open-concept main floor is filled with natural light from large living room windows and features stylish finishes throughout, including quartz countertops , tile backsplash, stainless steel appliances, and convenient main floor laundry. Enjoy the easy of single level living with a spacious primary suite and second bedroom that works perfectly as a guest room , office, or hobby space. The fully developed basement provides plenty of additional living space with 2 more bedrooms ,a 3-piece bathroom and a large family room complete with a wet bar- ideal for entertaining guest or enjoying movie night with family and friends. Outside, the fully fenced backyard offers composite fencing and a covered deck, creating the perfect space to relax and enjoy the outdoors. The attached single garage provide room for parking, storage, or a workspace area. Move in ready and thoughtfully designed, this home offers comfort, convenience and modern living in one attractive package.