



6703 58 Street
Rocky Mountain House, Alberta

MLS # A2326512



\$549,900

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,561 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage, See Remarks		
Lot Size:	0.37 Acre		
Lot Feat:	Irregular Lot, Landscaped, Pie Shaped Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	RL (Low density residenti
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Jetted Tub, No Animal Home, No Smoking Home, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, built-in dishwasher, microwave hood range, washer and dryer, TV mount, 2 garage door openers and 2 remotes, all blinds and curtains, central vac. and attachments, trampoline, gas outdoor firepit. The greenhouse is negotiable.

Look no further! This well kept 2012 modified bi-level located across a playground and in a highly desirable location, is the ideal property to meet all of your family needs. The spacious foyer leads you to the main level where you will find an open and practical floor plan featuring vaulted ceilings. This level consists of a well appointed kitchen with a corner pantry, a large dining area with direct access to the covered rear deck, and a welcoming living room for comfortable everyday living. Completing this level is the primary bedroom featuring a walk-in closet and a 4 piece ensuite with a relaxing jetted tub. 2 additional bedrooms, a full bathroom, and the laundry area are nicely situated on the upper level to provide a quiet and private space for the kids or invited guests. The bright and open recently developed basement with in-floor heat, hosts a great family room offering optional space for a TV area and a games room. This lower level also offers a 4th bedroom, a newly completed 3 piece bathroom, a large utility room, and a crawl space for additional storage. The 24x30 attached garage is fully finished and heated and provides the necessary space to park 2 full size vehicles. As you step outside, you will be amazed with the generously sized yard with ample space for entertaining, gardening, children's play area, and outdoor enjoyment. The side yard provides additional parking space and a gate leading to a 40' gravel RV pad with 30 amp power. Enjoy the upper covered deck for overly hot days or rainy ones, or gather on the extensive lower deck with built-in benches surrounding the gas firepit. Additional features include central A/C, gas line for the BBQ (located under the deck), storage under the deck, and a greenhouse which is negotiable and available for buyers interested in continuing to enjoy its use. This exceptional property has been well cared for and is a

rare gem offering features that are increasingly difficult to find in today's competitive market. Whether you are looking for more space, a beautiful yard, or a place to truly call home, this property delivers it all!