



GRASSROOTS
REALTY GROUP

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5507 46 Street
Rocky Mountain House, Alberta

MLS # A2328667



\$669,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,845 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	2.76 Acres		
Lot Feat:	Dog Run Fenced In, Few Trees, Landscaped, No Neighbours Behind		

Heating:	Baseboard, Boiler, In Floor, Hot Water, Natural Gas	Water:	Well
Floors:	Carpet, Vinyl	Sewer:	Other, Septic Tank, Unknown
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Cedar, See Remarks, Wood Frame	Zoning:	General Industrial Distri
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge, stove top, built-in oven, dishwasher, microwave, washer and dryer, stand up freezer, fridge in garage, blinds, water softener, central vac. and attachments, privacy blinds on deck, metal gates, sea can, 3 storage sheds, playhouse, well house, 2 garage door openers and 1 remote, security system equipment.

Welcome to this charming A-frame, one and a half storey home, situated on 2.76 acres on the outskirts of Rocky Mountain House. This beautifully maintained property combines the tranquility of country living with the convenience of town amenities. The bright open-concept floor plan is filled with natural light, thanks to numerous windows (triple pane) throughout and upgraded skylights in the dining area. The kitchen has been recently renovated with new quartz counter tops, updated backsplash, and new appliances. In addition to the gas fireplace, the spacious living room with vaulted ceilings, now offers a wood burning stove to enjoy on cold winter days. A large dining area provides access to the covered deck. This level also offers 2 bedrooms, a laundry room, and a full bathroom where you will find a space for the utilities (boiler and new hot water tank). The upper level offers a primary bedroom complete with a walk-in closet and a 3 piece bathroom, creating the perfect private retreat. Other upgrades include vinyl plank on the main floor, new upstairs carpet, new metal roof, new toilets, and some fresh paint. The yard is nicely landscaped with the addition of numerous trees for added privacy. A new fence was added around the yard to create a secure area for kids or your pets. Enjoy the spacious covered deck that transitions into an uncovered wraparound deck, both offering plenty of space to relax or entertain. The fully finished and heated 32x40 triple detached garage offers exceptional versatility, with ample space for parking, hobbies, and workshop use. Other outbuildings include 3 storage sheds, a well house, and a playhouse. This unique and nicely set up property must be seen to be truly appreciated.