



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

11, 5905 71 Avenue
Rocky Mountain House, Alberta

MLS # A2330618



\$369,000

Division:	NONE		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,404 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Landscaped, Low Maintenance Landscape, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Gas stove, dishwasher, fridge, washer, dryer, built in outdoor kitchen, outdoor gas fireplace, microwave, garage door opener and remote, outdoor pergola, window coverings

Be blown away by this turn key, very functional and carefree living option. An executive four bedroom, 4 bathroom townhouse built in 2015 with character and quality in mind. The main level showcases a renovated custom kitchen that has been extended and upgraded considerably offering even more space, functionality and wow factor. A great feature of the kitchen is the walkthrough pantry with access to the rear entry/garage as well. Off the kitchen is a comfortable living/sitting area with a gas fireplace and several large windows on this level allow for plenty of natural light. A guest bath, storage, and attached 22x20 garage make the main level very functional and well laid out. Upstairs you'll find a 4pc bath, two spacious bedrooms, and the primary bedroom which features a walk in closet and stunning 5pc ensuite with dual sinks, soaker tub and stand up shower. Downstairs is a perfect hangout space with cozy living room , additional bedroom and 3pc bathroom. We haven't even mentioned outside yet as this property has went above and beyond to make your outdoor living space your own perfect maintenance free area with a plumbed in gas fireplace, pergola, privacy fencing, stone patio tiles, and outdoor kitchen counter space with built in fridge and storage. There's plenty more to offer here and see! A luxurious, low maintenance lifestyle in a great north end location close to the extensive walking trail that leads to the river along with numerous parks and green space areas nearby.