



GRASSROOTS
REALTY GROUP

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4414 53 Street
Rocky Mountain House, Alberta

MLS # A2330697

\$544,900



Division:	Creekside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,700 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	22-39-7-W5
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Stove (wifi compatible) refrigerator, dishwasher, microwave, washer and dryer (wifi compatible), garage controls, pergola.

Are you looking for a modern home with stylish finishes and a functional family layout? Check out this stunning 4 bedroom, 3.5 bathroom home located in the Creekside community on the south side of Rocky Mtn House. "The Paxton" is a popular floor plan that offers a bright living room with an oversized window, modern kitchen with an island and walk-in pantry, dining area, and a convenient half bath all on the main level. Up on the second floor you'll find a bonus room over the garage, a large primary suite complete with a walk-in closet and full 4-piece ensuite, two more bedrooms, a 4-piece bathroom and the laundry room. The finished basement features a good sized rec room that lends itself to another gathering place, games area or a home gym, plus an additional bedroom (no closet) and 3-piece bathroom. The back yard is fully fenced with an oversized deck, pergola, dog run and gravel fire pit area. The property also includes an attached garage with extra storage and the convenience of direct access into the home. Alberta New Home Warranty until 2034. Whether you're hosting, unwinding, or enjoying everyday living, this home offers comfort, space, and modern style throughout.