



GRASSROOTS
REALTY GROUP

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102, 6300 58A Street
Rocky Mountain House, Alberta

MLS # A2334669



\$319,900

Division:	Rocky Mtn House		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,271 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	See Remarks	Condo Fee:	\$ 250
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE, MICROHOOD, DISHWASHER, WASHER, DRYER, GYM FLOOR IN BASEMENT

Welcome to this stylish 2-storey townhouse offering turnkey, low-maintenance living in a desirable west-facing location. With low condo fees of just \$250/month, two assigned parking stalls, and exterior maintenance taken care of, this home is perfect for busy professionals, first-time buyers, or those looking to simplify their lifestyle. The main floor features a welcoming foyer, convenient 2-piece powder room, and a versatile front office that's ideal for working from home. The open-concept living space is designed for modern living, showcasing a contemporary kitchen with stainless steel appliances, spacious dining area, and bright living room. Step outside to the east-facing backyard, complete with a small deck and grass area—professionally maintained by the condominium association—and finished with durable vinyl fencing for added privacy. Upstairs, you'll find three comfortable bedrooms, including a spacious primary suite with its own private 4-piece ensuite. A second 4-piece bathroom serves the additional bedrooms, making this layout ideal for families or guests. The undeveloped basement provides excellent potential for future development and includes the laundry area along with bathroom rough-ins, allowing you to customize the space to suit your needs. Move-in ready and designed for easy living, this beautiful townhouse offers the perfect combination of comfort, functionality, and low-maintenance ownership.