



GRASSROOTS
REALTY GROUP

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5843 67 Avenue
Rocky Mountain House, Alberta

MLS # A2341704



\$749,900

Division:	Rocky Mtn House		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,339 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Interior Lot, Landscaped, No Back Lane		

Heating:	Boiler, In Floor, Fireplace(s), Zoned	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Storage, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to a home where no detail was overlooked, and every technical and design feature were expertly executed. From your very first glance, this property demands attention. The striking modern exterior boasts a large covered front porch accented by rich, dark wood styling and an inviting front door flanked by sidelights. Stand-out landscaping, low-maintenance composite decking with sleek metal railing, and a matching oversized double garage door effortlessly tie the front elevation together. Step inside to a bright, airy entry framed by soaring 19-foot ceilings. A dual-sided fireplace provides a warm welcome, perfectly set against luxury tile flooring and an open stairway. The open-concept living, dining, and kitchen serves as the heart of the home. The main living room continues the tall ceiling motif with detailed coffered design, anchored by a handsome stone fireplace with a mantel and oversized windows that flood the room with light. The dining and kitchen are another complete showstopper. Designed for culinary enthusiasm, the kitchen highlights custom oak bright white cabinetry, modern appliances featuring a gas range with dark wood surrounds, a large decorative hood, and elegant accent lighting. The oversized dark wood island is crowned with a gleaming granite countertop, offering built-in storage and a central gathering hub. Directly off the dining area lies one of the home's most memorable spaces: a year-round sunroom with its own dedicated fireplace, allowing you to enjoy the outdoors in total comfort 12 months a year. From here, step out onto a large composite deck that leads down to a stamped concrete pad—ideal for outdoor dining within the fully fenced, beautifully landscaped backyard. The main level also provides a guest half-bath, a dedicated mudroom, main-floor laundry, and a well-appointed home office with cohesive custom oak

cabinetry. Exceptional upgrades run throughout, including custom blinds, central air con, central vacuum, and three zones of in-floor heat. Quality is paramount, underscored by engineered hardwood, strategically placed designer lighting, extra-large windows, and full fire suppression throughout. The attached double garage is true handyman goals. Ascending the open staircase, a stunning bridge overlooks both the entry and living room below. This upper level features two spacious bedrooms with double closets, a polished 4-piece bathroom, and a primary suite designed as the ultimate retreat. The primary bedroom showcases decorative ceilings, a large walk-in closet, and a spa-like 5-piece ensuite complete with a double vanity, walk-in shower, private water closet, and deep soaker tub. The finished basement maintains the same elevated style. A massive family room flows into a flexible recreation area perfect for a home gym or craft studio. A large fourth bedroom, four-piece bath, two storage spaces, and a utility room complete the lower level. Truly a buyer's dream, every square inch delivers unmatched luxury and functionality.