



GRASSROOTS
REALTY GROUP

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7012 60A Street
Rocky Mountain House, Alberta

MLS # A2344910



\$425,000

Division:	Rocky Mtn House		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,055 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	3
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Heated Garage		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Irregular Lot, No Neighbours Beh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Pantry		

Inclusions: fridge, stove, dishwasher, microwave, washer, dryer, window coverings, electric fireplace, gas freestanding fireplace, gazebo, hot tub
- as is, garden boxes

Welcome to this exceptional property in desirable Riverview Estates on the north end of Rocky Mountain House. Beautifully situated on a quiet close with generous lots, lovely homes and wonderful neighbours, this property backs onto a peaceful pond and natural area, offering a beautiful setting and a sense of privacy. This unique modified bi-level design is bright, spacious, and thoughtfully laid out. The front door opens to a welcoming living room with vaulted ceilings, bright windows, and a cozy electric fireplace. The upper level with the kitchen, dining area, and bedrooms is just a few steps up, and the kitchen overlooks the living room and front entrance. And this fresh and inviting kitchen - a stunner with two-tone painted cabinetry, an island with additional serving or workspace, a generous pantry tucked behind stylish barn doors, and a versatile dining area with access to the back deck. Down the hall are two bedrooms including a large primary with a lovely three-piece ensuite, and a full shared bath. The sun-filled lower level offers plenty of additional living space, including a spacious family room warmed by a cozy gas stove, a large bedroom, and a three-piece bathroom. A flex room currently serves as a crafting and laundry room, but could easily be converted into a fourth bedroom by relocating the laundry machines back to the utility room. Step outside from the dining area onto the large deck and enjoy the beautifully landscaped, fenced yard. With garden beds, a firepit, and a second deck with gazebo, this outdoor space is perfect for relaxing and entertaining. The oversized 24' x 28' heated garage features 220V wiring, and there is additional parking or storage space off the alley. With its unbeatable location, flexible floor plan, scenic surroundings, and impressive outdoor and garage space, this beautiful home is a must-see!

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