



GRASSROOTS
REALTY GROUP

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5806 45 Avenue Close
Rocky Mountain House, Alberta

MLS # A2353062

\$495,000

Division:	Creekside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,273 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: n/a

Welcome to refined executive living in the sought-after Creekside community of Rocky Mountain House. Custom-built with exceptional attention to detail, this impressive four-bedroom, three-bathroom bungalow offers an elegant combination of quality craftsmanship, sophisticated finishes, and effortless everyday living. From the moment you enter, you'll appreciate the expansive open-concept design, soaring vaulted ceilings, rich hardwood flooring, and abundance of natural light. The thoughtfully designed layout creates an inviting atmosphere while providing the space and sophistication expected in an executive home. At the heart of the home, the beautifully appointed kitchen features luxurious quartz countertops and opens seamlessly into the main living area. Step directly onto the rear deck, creating an ideal setting for outdoor entertaining, summer gatherings, or quiet evenings overlooking the spacious backyard which backs on to a large green space. The living room is both impressive and inviting, anchored by a beautiful wood-burning fireplace that brings warmth, character, and a timeless sense of comfort to the space. The primary bedroom offers a private retreat, complete with a beautifully finished ensuite designed for relaxation and comfort. With three additional bedrooms and two more bathrooms, this home provides exceptional flexibility for family living, guests, or a dedicated home office. The fully finished walkout basement takes entertaining to another level. A spectacular media room provides the perfect destination for movie nights, game days, and memorable evenings with family and friends. For those who value exceptional garage space, the insulated, heated triple attached garage delivers. There is ample room for vehicles, recreational toys, workshop space, and storage, all with the convenience of direct access to the home. Outside, the

generous rear yard provides a wonderful extension of the living space, offering plenty of room to entertain, garden, play, or simply enjoy the privacy and tranquility of your own outdoor retreat.