

4412 58 Street Close
Rocky Mountain House, Alberta

MLS # A2264203

\$439,900



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|------------------|------------------------|---------------|-------------------|
| Division: | Creekside | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,406 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Landscaped | | |

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|--------------------|--|-------------------|-------------------------|
| Heating: | In Floor, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | Low Density Residential |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Bookcases, Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, Pantry | | |

Inclusions: Tv in living room, bar stools

Here's a Wonderful Family Home located in the Creekside subdivision in the south end of Rocky Mtn. House. So many fantastic features including a large, bright entryway, tray ceiling in the living room, back porch, large master bedroom with a walk in closet and spacious 3 piece ensuite, second bedroom plus a den and full bathroom with a jetted tub on the main floor. The lower level features a nice big rec room complete with a big screen tv, bar area, wine and bar fridge, two additional bedrooms and a large bathroom with a claw foot tub. A truly custom feature is the oversized display room attached to one of the lower level bedrooms with loads of shelving - perfect for the collector or crafty person in the family. There's a large back deck and storage shed and the yard is fenced on three sides, it's been left open at the back for easy access to the community park located just steps behind the property. The stove and microwave are brand new and the carpets and windows have just been professionally cleaned. Available for immediate possession.