

4000 42 Street  
Rocky Mountain House, Alberta

MLS # A2275975

**\$699,900**



Division:	Rocky Mtn House		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,838 sq.ft.	Age:	1994 (32 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage		
Lot Size:	4.13 Acres		
Lot Feat:	Landscaped, Many Trees, Private		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	14-39-7-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Highway Commercial
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home		

**Inclusions:** Fridge, stove, dishwasher-built in, microwave, washer, dryer, window coverings, built in vac & attachments, garage door opener X2, garage door remote x2, alarm components, wishing well outside, fridge & freezer in garage, work bench in garage, shed(s) AC unit, water softener

If you are looking for an acreage to raise your family or a space to start a business, or to just live in the privacy of 4+ acres and still be close to town, have a look at this multi-faceted property with lots to offer. At over 1800 square feet on the main level, 5 bedrooms - 3 on the main floor - & 3 bathrooms, there's plenty of room for kids, guests, renters, you name it. The Family sized kitchen has a functional layout with pantry and tons of cabinets, with a formal dining area and breakfast nook as well. The living room has a gas fireplace and lots of room for gatherings, with windows galore to maximize brightness. The Primary bedroom can easily accommodate a king sized bed & there is a 3 piece ensuite & walk in closet with sliding doors to the deck for morning coffee. 2 other bedrooms on main floor are a good size as is the 4 piece bathroom. The laundry room/back entry offers lots of space to kick off shoes & coats, a sink and storage and there is entry from the oversized garage. Gigantic family room in basement with big windows, 2 big bedrooms & a 4 piece bathroom. Lots of storage area, a cold room & handy separate stairwell to garage offering all sorts of possibilities. The oversized garage has infloor heat & work shop area. The wrap around deck allows you to enjoy the park-like landscaping from all angles with lots of room for kids to roam! Numerous ornamental trees create a peaceful setting and attract a wide variety of birds. With such close proximity to town, you have the best of both worlds! The zoning is Highway Commercial so there is potential for business & creative planning. A beautiful property that really must be seen to be appreciated!