

## 5805 68 Avenue Close Rocky Mountain House, Alberta

**MLS # A2277580**



**\$525,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,705 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, P		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Stone Counters		
<b>Inclusions:</b>	Gazebo on back deck		

Here it is ~ an executive home located in a quiet close in the north end of Rocky that backs onto a green space and park! This well designed two storey features a private main floor front entrance and powder room and an open and inviting living area towards the back of the home with lots of big windows that look out over the oversized back yard and a vaulted ceiling that's open to the second level. Features include hardwood flooring throughout most of the main and upper levels, central air conditioning, a gas fire place in the living room and a spacious kitchen with a big beautiful island and eating bar, granite counter tops, and a back door that opens to the tiered deck and gazebo. Just off the kitchen is a second boot room that opens to the attached garage. Upstairs you'll find the oversized master bedroom and spacious ensuite with a double vanity, walk in shower and walk in closet. Also upstairs are two additional bedrooms with built in desks and a four piece bathroom plus the laundry room is conveniently located in the hallway closet. The fully finished basement (with infloor heat) features a fourth bedroom, large rec room wired for speakers, full bathroom plus the mechanical room and under stairs storage. The attached double garage features extra tall walls offering plenty of storage space above the parking area. This oversized pie shaped lot has room for RV parking through the double gates that open to the back alley, plus a dog run along the east side and just to the south is a public playground.