

**5710 45 AvenueClose
Rocky Mountain House, Alberta**

MLS # A2286881



\$525,000

Division:	Creekside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,960 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	22-39-7-W5
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Closet Organizers, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge in basement, all light fixtures, picnic table, garden boxes, troughs, blinds

Welcome to this beautiful two storey home in the highly sought-after family community of Creekside- a place where memories are made and families grow together. Offering 1900 sq ft of thoughtfully designed living space, this home features 4 bedrooms and 3.5 bathrooms, providing room for everyone to feel comfortable. Fresh paint throughout and new carpet on the stairs give the home a refreshed, move-in ready feel, and all appliances have been updated. The attached garage and functional main floor layout make everyday living effortless, whether you are hosting gatherings or enjoying a quiet evening at home. The fully developed walk out basement offers additional living space and includes a second kitchen setup. This area provided excellent flexibility for extended family or guests. It is a wonderful option simply to create extra room to spread out. Also the garage , basement , main floor and ensuite have in floor heat for added comfort. Step outside and discover a backyard designed for connection and calm. Raised garden beds and trough planters are ready for your dream garden-imagine summer evenings surrounded by flower, fresh veggies and the kids playing in the backyard. Located in the welcoming subdivision of Creekside , close to parks and amenities, this home offers the space , versatility and warmth to truly become your forever family home.