

**5924 58 street**  
**Rocky Mountain House, Alberta**

**MLS # A2240392**



**\$440,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,539 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Partial, Partially Finished
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Pantry, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	27-39-7-W5
<b>Zoning:</b>	RL
<b>Utilities:</b>	-

**Inclusions:** window coverings, stove top, fridge, dishwasher, wall oven, microwave, garage door opener and remote, shed, hot tub

A rare find awaits you! This well cared for 1539 sqFt bungalow offers everything you could need on the main level. Enter the home from the covered front porch to a nice size entry with a coat closet and access to the double garage. The man level is open and bright with large bay windows and high vaulted ceilings. Quality oak cabinetry in the large kitchen featuring an island and corner pantry. The front living room has a modernized fireplace, bay window and in-laid carpeting and hardwood floors that flow through the rest of the main level. Off the dining room is access to an enclosed room with a hot tub and from there you have a covered deck to enjoy! Upstairs features three bedrooms including a primary with an ensuite. There is also a laundry/storage room on the main level. Laundry can be here or in the basement but hook ups are currently only on the main level. The basement is mostly finished and has a good sized family/rec room with new vinyl flooring with the other half currently a large storage room that could be converted back to add to the living space. There are two additional bedrooms in the basement plus an office that could be a bedroom. A full bathroom completes the lower level. Located walking distance to most schools, some parks and the towns extensive walking path. The nice sized yard is fenced and also offers a large RV parking space alongside the home not to mention the front parking pad and attached double garage. A lot to offer here on a well cared for home.