



**4000 42 Street**  
**Rocky Mountain House, Alberta**

**MLS # A2275975**



**\$674,900**

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

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	14-39-7-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Highway Commercial
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!