



**14 Rasmussen Place  
Standard, Alberta**

**MLS # A2291646**



**\$420,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,385 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Landscaped, Lawn, Level, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, No Smoking Home		

**Inclusions:** N/A

AMAZING FULLY DEVELOPED 5 BEDROOM + 2 BATH FAMILY HOME on an OVERSIZED LOT & tucked on a whisper quiet street in the Village of Standard, where Western hospitality and gorgeous sunrises & stunning sunsets are part of everyday! A spacious foyer provides ample space for guests as you enter. Natural light creates a bright welcoming atmosphere through a FULL BANK OF OVERSIZED WINDOWS in the generous sized living room with space to entertain larger family get togethers. A country sized kitchen features an open-ended dining area that leads to the outdoor deck and yard for summer barbecues. Upper and lower cabinets flank the rear of the kitchen and wrap around to overlook the rear yard. You will be delighted with the full span of counters for your meal and baking preparation. The CENTRAL ISLAND offers additional prep and storage space. A primary bedroom and two other bedrooms are thoughtfully presented down the corridor away from the hustle and bustle of everyday activities & delivering a restful place for little ones at nap time. A REFRESHED FOUR PIECE BATH sits adjacent to the bedrooms and offers privacy and convenience for family and guests. A FULLY DEVELOPED LOWER LEVEL offers a super sized family room plus two more bedrooms (with legal egress) complemented with a three-piece bath. A bonus hobby room and utility room complete the lower level. Some NEWER WINDOWS + NEWER ROOF ON HOUSE & OVERSIZED DOUBLE INSULATED GARAGE (25'x 23') have been done. Unwind each day in the private treed yard. This MOVE IN READY home still offers an opportunity to personalize and create your own dream. Formerly complemented as an AIRBNB to the ROSEBUD ARTS AND DINNER THEATER the current residents are enjoying this spacious bi-level

as a full-time residence. Check with us on details about the Airbnb. The Village of Standard is located approximately 20 minutes to Strathmore and less than one hour to Calgary or Drumheller. Amenities include the Wheatland Crossing School- K-12, (also boasts a community fitness facility for a nominal fee), community centre and sports plex (HOCKEY) with curling rink & restaurants and day care facilities. Standard offers multiple opportunities for life enrichment for all ages. Call your favorite realtor today for your personal tour of the community and this fabulous home.