



14 Rasmussen Place , Standard, Alberta - \$420,000



Main Photo

Property Description

Village of Standard Alberta (30 km from The famous Rosebud Dinner Theatre)

20 minutes to Strathmore

-40 minutes to Drumheller

- 40 minutes to Chestermere

-56 minutes to Calgary City Limits East.

Discover the perfect blend of small-town charm and comfortable living, in this beautiful home located in the welcoming Village of Standard Alberta. Villageofstandard.ca

All school aged children are bused to Wheatland Crossing School which also offers the public a fitness center inside the school through membership

<https://wheatlandcrossing.ghsd75.ca/home/news>

The Village also Provides a Privately owned daycare located on mainstreet; Country



Kids Day Care: <https://www.countrykidsccs.com>

There are family-oriented amenities including a sports complex, curling rink with restaurant and lounge attached. Playgrounds, Tot-Lot with Equipment, and a library that provides after school activities, and the famous Oyster Supper. The Grocery Store is open 7 days a week with varying hours on statutory holidays.

Clover Farms Grocery Store, provides a weekly flyer with specials.

There is a central post office, as well as tennis and volleyball courts.

Standard has a welcome committee for newcomers and complimentary gift basket.

Lions and Lionette's Clubs sponsor many activities during the year.

The Seniors Center is located next to the grocery store and offers potlucks every month, a full-sized kitchen with dishes and anyone can rent the facility for events.

There is a beautiful new community center for large events and a new outdoor skating rink.

<https://www.standardcommunityhall.com/>

This home offers a large country kitchen with deck facing East, five bedrooms and a large bonus room/flex Room that can be made into anything you can imagine.

A spacious living room, offering dining space as well. Three bedrooms upstairs; new windows and a full bath.

The fully developed lower level has two bedrooms and a third bonus room, and also a three-piece bathroom with tiled shower, sink, lavatory, and makeup mirror.

The lower level has large beautiful thermal windows, offering plenty of light. The media room is perfect for TV, games and recreation with a cozy gas heater. There is a cold cellar for canning or beverage storage.

The laundry room has plenty of space and washer and dryer are included.

Large double garage with two controllers. Fully insulated with slot wall for workshop setup.

New roof on house and garage.

Newer hot water tank (2022) and Lennox Furnace just inspected! Receipt provided by ATCO.

Whether you're gathering with family, entertaining friends, or simply enjoying the peace and quiet of prairie living, this property provides the space and warmth you've been looking for.

With wide-open skies, safe streets, and a community that makes you feel right at home, Standard is the perfect place to put down roots. Don't miss the chance to make this inviting home and lifestyle, completely yours!

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