

7206 61 Street
Rocky Mountain House, Alberta

MLS # A2262988

\$785,000



Division:	Rocky Mtn House		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,115 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking, Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Se		

Heating:	Central, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, See Remarks, Tankless Hot Water, Walk-In Closet(s), Wired for Sound		

Inclusions: FRIDGE, GAS RANGE/OVEN, DISHWASHER, ABOVE THE RANGE MICROWAVE, WASHER, DRYER, GARAGE DOOR OPENER AND REMOTES, SECURITY SYSTEM EQUIPMENT, ALL WINDOW COVERINGS, ALL T.V. MOUNTS/BRACKETS, 2nd FLOOR Family Room Projector and Screen, SUITE: FRIDGE, STOVE, HOODFAN, DISHWASHER, MICROWAVE, WASHING MACHINE/DRYER COMBO UNIT, BAR STOOLS, PROJECTOR, AND SCREEN BASEMENT, SPRINKLER SYSTEM, CENTRAL VAC, SHED, PERGOLA, ALL FLOORING SHELVES, Natural Gas Lamps, Central Vac and Attachments.

THIS 2007 executive 2-storey home offering 2,115.05 sqft of living space, plus a fully finished 892.08 sqft walkout basement. Situated on an 8479 sqft lot, located on the north side of Rocky Mountain House in a family-friendly executive neighbourhood, the property backs onto green space with mature forests and walking/bike trails that lead to the North Saskatchewan River. Designed with functionality in mind, the home features 4 bedrooms, 4 bathrooms, 2 kitchens, 3 living rooms, main floor and basement laundry, and a triple attached heated garage with epoxy floors and floor drains. The home is carpet-free throughout for low allergens. The main floor offers an open-concept layout with a chef's kitchen featuring stainless steel appliances, including a smart fridge, gas range with double oven, granite countertops, island, and a large corner pantry. Natural gas fireplace in the Living Room. Convenient access is provided from both the garage and the front entry. A 2-piece bathroom and main-floor laundry complete this level. The kitchen and dining area open onto a low-maintenance rear deck with natural gas hookups, perfect for family BBQs. Upstairs, you'll find a second living/family room above the garage outfitted with a projector and built-in screen for the ultimate family home theatre experience. There are 3 spacious bedrooms on this level with a 4-piece main bathroom. The primary suite accommodates a king-sized bed, features a walk-in closet, and a private 4-piece ensuite complete with a shower and jacuzzi tub. The basement is designed for flexibility, with a second kitchen, 4-piece bathroom, bedroom, and walkout entrance;ideal setup for entertaining, multigenerational families or accommodating guests. The professionally landscaped yard is designed for easy living and outdoor enjoyment, with aggregate concrete,

tiered garden beds, a hot tub area, a pergola & outdoor fire pit, oversized RV parking pad with 50 AMP power, a storage shed, custom seamless concrete-curbed flower beds, a sprinkler/irrigation system for auto watering, natural gas hookups for BBQ and torches for added evening ambiance. Additional features include built-in projectors and speakers for movies and games (2nd floor and basement), an upgraded on-demand hot water system, and furnace. This home combines practical design with thoughtful QUALITY upgrades and a prime location—truly a property that must be seen to be fully appreciated.