

# \$779,900 - 7206 61 Street, Rocky Mountain House

MLS® #A2131439

**\$779,900**

4 Bedroom, 4.00 Bathroom, 2,106 sqft

Residential on 0.19 Acres

NONE, Rocky Mountain House, Alberta

This spectacular executive home has so much to offer that a visitation would be necessary to take it all in. From the moment you approach this home you will be greeted by a fully finished triple garage with epoxy floors, floor drain and fully finished interior. The main entrance welcomes you with plenty of space to greet your guests. Enjoy your company and snuggle up to the gas fireplace located in the main living room, or gather around the kitchen for snacks and beverages. This kitchen is loaded with granite counter tops, tiled back splash, corner pantry, built in dishwasher, double ovens and a fridge that is beyond imagination. The dinette is flooded with natural light. Main floor laundry and powder room is available on this floor. The upper level offer a magnificent theatre/flex room great for family movie night or entertaining. Two bedrooms and a large primary bedroom with walk in closet and a luxurious 4 piece ensuite and an additional 4 piece main bath complete the upper level development. In the lower level walk out you will discover a full kitchen, additional bedroom, bath and dinette. This would be perfect for your family with independent family needs. Not enough can be said about the exterior of this home....Tiered garden boxes, irrigation system, cedar pergola with firepit area, gas torches and gas hookups for the BBQ. This home backs onto a private treed area with no neighbors behind. Big, beautiful and classy!



Built in 2006

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2131439    |
| Price          | \$779,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,106       |
| Acres          | 0.19        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 7206 61 Street       |
| Subdivision | NONE                 |
| City        | Rocky Mountain House |
| County      | Clearwater County    |
| Province    | Alberta              |
| Postal Code | T4T 0A3              |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

## Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Ceiling Fan(s), See Remarks                                                             |
| Appliances        | Dishwasher, Refrigerator, Double Oven, Garage Control(s), Microwave Hood Fan, See Remarks, Washer/Dryer |
| Heating           | Forced Air                                                                                              |
| Cooling           | None                                                                                                    |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 1                                                                                                       |
| Fireplaces        | Gas, Living Room                                                                                        |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

**Exterior**

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                                             |
| Lot Description   | Landscaped, Backs on to Park/Green Space, City Lot, Gazebo, Interior Lot, Lawn, No Neighbours Behind, See Remarks |
| Roof              | Asphalt Shingle                                                                                                   |
| Construction      | Stone, Vinyl Siding                                                                                               |
| Foundation        | Poured Concrete                                                                                                   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2024 |
| Days on Market | 354            |
| Zoning         | RL             |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Royal Lepage Tamarack Trail Realty |
|----------------|------------------------------------|

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