

# \$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	Ceiling Fan(s), Kitchen Island, See Remarks
Appliances	Dishwasher, Double Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, 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	Backs on to Park/Green Space, City Lot, Lawn, No Neighbours Behind, Landscaped, See Remarks, Gazebo, Interior Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 12th, 2024
Days on Market	401
Zoning	RL

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.