



GRASSROOTS
REALTY GROUP

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7402 61 Street
Rocky Mountain House, Alberta

MLS # A2343186



\$739,000

Division:	Rocky Mtn House		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,783 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Private		

Heating:	In Floor, Fireplace(s), Forced Air
Floors:	Hardwood, Laminate, Tile
Roof:	Asphalt
Basement:	Full
Exterior:	See Remarks
Foundation:	Poured Concrete
Features:	Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: n/a

****BEAUTIFULLY RENOVATED WALKOUT BUNGALOW on a HUGE WEST-FACING LOT BACKING ONTO NATURE!**** Tucked into one of Rocky Mountain House's most desirable neighbourhoods, this exceptional 3** Bdrm/3 Bth home** combines contemporary style, high-end finishes and an incredible setting. Step inside to soaring ceilings, expansive windows and beautiful views of the trees and green space beyond. The bright OPEN-CONCEPT main floor is anchored by a dramatic stone fireplace and features a gorgeous modern kitchen with ****quartz countertops and premium appliances****, including a Samsung induction range, LG refrigerator and Bosch dishwasher. The spacious Primary Suite is a true retreat, complete with a ****double-sided fireplace**** shared with the Living Room, peaceful views and a luxurious ****5 Pc Ensuite**** with double vanity, freestanding soaker tub and glass-enclosed shower. A second bedroom completes the main floor. Downstairs, the fully finished ****WALKOUT BASEMENT**** was made for entertaining! Enjoy the live-edge bar, Theatre Room, Pool Table, wine storage and cozy IN-FLOOR HEAT, along with 2 additional spacious bedrooms. The projector and screen are negotiable. Major comforts and upgrades include ****CENTRAL A/C, a NEW FURNACE (2025), HOT WATER ON DEMAND****, updated bathrooms, modern lighting, new deck doors (2025), upgraded deck materials (2020), laundry hookups on BOTH levels and a ****HEATED ATTACHED GARAGE with 240V outlet****. Outside may be just as impressive! Entertain on the large upper deck, relax on the covered walkout patio, or simply enjoy the privacy of the expansive yard backing onto mature trees and green space. Located on a quiet cul-de-sac with great neighbours and close to ****parks, river pathways and an extensive trail system****, this is a rare

combination of **STYLE, PRIVACY, SPACE & LOCATION**—and definitely not your average bungalow!