

**7005 61 Street
Rocky Mountain House, Alberta****MLS # A2204716****\$524,900**

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,124 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Ya		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Veneer, Vinyl Siding, Wood Frame	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Sauna, Walk-In Closet(s)		

Inclusions: Shed

Welcome to this well cared for executive home in one of Rocky Mountain House's neighborhood of Riverview. Nestled in a peaceful and friendly area with no neighbors behind, this stunning 4-level split backs onto a large pond, and offers quietness and privacy. Great location with walkway and park behind with a pond and walking trail. The house has back gate access to the park. There is skating on the pond in the winter. With a floor area is just under 3,000 sq. ft., this home offers 4 spacious bedrooms, 3 bathrooms, 2 large living areas with the cozy lower level one including a gas fireplace. The vaulted main-floor ceilings and large bay windows flood the home with natural light, while updated flooring, stained-glass features, and professional window coverings adding a touch of elegance. The heart of the home is the beautifully upgraded kitchen with stone countertops and a sil-granite sink with a wash wand pair perfectly with oak cabinetry, ample storage, and convenient pots-and-pans drawers. French patio doors lead to a large 12'x20' deck with a gazebo, overlooking a fully fenced, park-like backyard—a true retreat for relaxation and entertaining. Upstairs, the primary suite boasts a walk-in closet a 4 piece ensuite with a large jetted tub., creating the perfect space to unwind. The lower level features a great room, ideal for family movie nights or gatherings. Need extra storage? You'll love the ample interior crawlspace storage and the convenience of a double attached 23.5'x19' garage. Outdoor enthusiasts will appreciate the 30'x15.5' gated RV parking pad, an 8'x8' shed for extra storage, and the beautifully landscaped yard. Upgrades over the years ensure peace of mind, including newer plumbing, windows, furnace, roof, hot water tanks, main bathroom renovation, eavestroughs, and soffits.

Plus, with a recently installed central air conditioning system, you'll stay comfortable all summer long. This exceptional property is move-in ready—offering a perfect blend of elegance, functionality, and modern updates. With breathtaking pond views and easy access to nearby parks and amenities, this home is an incredible opportunity for families seeking a serene yet well-connected lifestyle.