

# \$785,000 - 7206 61 Street, Rocky Mountain House

MLS® #A2262988

**\$785,000**

4 Bedroom, 4.00 Bathroom, 2,115 sqft

Residential on 0.19 Acres

Rocky Mtn House, Rocky Mountain House, Alberta

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.

Built in 2007

**Essential Information**

MLS® #	A2262988
Price	\$785,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,115
Acres	0.19

Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	7206 61 Street
Subdivision	Rocky Mtn House
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 0A3

### **Amenities**

Parking Spaces	3
Parking	Off Street, Parking Pad, RV Access/Parking, Triple Garage Attached
# of Garages	3

### **Interior**

Interior 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
Appliances	See Remarks
Heating	Central, Forced Air, Natural Gas, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

### **Exterior**

Exterior Features	Barbecue, BBQ gas line, Fire Pit, Private Yard, RV Hookup
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, See Remarks, Underground Sprinklers
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

**Additional Information**

Date Listed           October 7th, 2025  
Zoning                 RL

**Listing Details**

Listing Office           RE/MAX real estate central alberta

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