

# \$729,000 - 7402 61 Street, Rocky Mountain House

MLS® #A2255972

**\$729,000**

4 Bedroom, 3.00 Bathroom, 1,790 sqft

Residential on 0.20 Acres

Rocky Mtn House, Rocky Mountain House, Alberta

This beautifully renovated bungalow with a walkout basement offers a heated attached garage, air conditioning, a theatre room, a huge west-facing lot backing onto nature, plus more! Set in one of Rocky Mountain House's most desirable neighbourhoods, this one-of-a-kind property combines contemporary design, high-end finishes, and thoughtful details that truly set it apart. Inside, soaring ceilings and expansive windows flood the home with natural light, offering sweeping views of trees & green space. The open-concept main floor is anchored by a dramatic stone fireplace, creating a space that is as warm and inviting as it is stylish. Every detail has been upgraded from sleek modern finishes and quartz countertops to practical

comforts like central air conditioning, a brand-new furnace (2025), and hot water on demand. The kitchen is equipped with high-end appliances.

The home offers 4 spacious bedrooms, with 2 set on the main level and 2 more on the walkout level. The primary suite is a true retreat, featuring a double-sided fireplace shared with the living room, and a luxurious 5 pc ensuite complete with a double vanity, freestanding soaking tub, & a glass-enclosed shower as well as serene views. The walkout basement is an entertainer's dream with a live-edge bar, theatre room (projector & screen negotiable), pool table, wine storage, and



in-floor heating for cozy comfort. Practical touches include laundry hookups on both levels, a heated garage with 240V outlet, and thoughtful renovations throughout: updated bathrooms, new deck doors (2025), upgraded deck materials (2020), stone fireplace and mantel, modern lighting, and premium appliances (Samsung induction oven, LG refrigerator, Bosch dishwasher). Designed for entertaining, the home offers a large upper deck and a covered walkout-level patio for year-round enjoyment. The expansive yard backs onto mature trees, providing lots of space to relax, play, or garden. Set on a quiet cul-de-sac, this home offers both privacy and community. Friendly neighbours, nearby parks, river pathways, and trail systems make this the perfect blend of lifestyle and location.

Built in 2008

**Essential Information**

MLS® #	A2255972
Price	\$729,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,790
Acres	0.20
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	7402 61 Street
Subdivision	Rocky Mtn House
City	Rocky Mountain House
County	Clearwater County

Province	Alberta
Postal Code	T4T 0A3

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, Heated Garage
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Tankless Hot Water, Vaulted Ceiling(s), Bar, Natural Woodwork, Soaking Tub, Tray Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings, Induction Cooktop
Heating	In Floor, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Walk-Out, See Remarks

### Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, City Lot, Cul-De-Sac, Front Yard, Gentle Sloping, Landscaped, Lawn, Level, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	September 10th, 2025
Days on Market	1
Zoning	R-L

### Listing Details

Listing Office	PG Direct Realty Ltd.
----------------	-----------------------

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.