

# **\$679,900 - 71034 A&b, Township Road 38-1 Rocky Mtn. House, Rocky Mountain House**

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MLS® #A2225516

**\$679,900**

4 Bedroom, 2.00 Bathroom, 1,350 sqft  
Residential on 10.15 Acres

NONE, Rocky Mountain House, Alberta

Nestled in the breathtaking landscapes of the West Country, this charming 10.15-acre hobby farm offers the perfect blend of rustic charm and modern convenience.

At the heart of the property sits a 1974-built home, thoughtfully designed to capture the stunning views that surround it. Inside, you'll find two spacious bedrooms and one bathroom on the main level, and the bright open kitchen offer's comfort and space for the whole family. The main-floor laundry adds a touch of everyday convenience.

The huge living room is a showstopper, featuring built-in cabinets for storage and display, along with a gas corner fireplace—perfect for cozy evenings. Step outside onto the full-length deck, stretching across the back of the house, where you can soak in panoramic views of rolling countryside. The walk-out basement is another highlight, featuring a huge family room with a wood-burning free-standing stove, making it the perfect spot for gathering on chilly evenings. Additionally, there are two large bedrooms and bathroom, providing extra space for family or guests.

A centerpiece of this property is the huge pond with a picturesque bridge, adding charm and serenity to the landscape.

Included in this amazing property is a one-bedroom, one-bathroom cottage (952.60 sq ft), offering a cozy and private retreat. This



charming space boasts hardwood flooring, pine ceilings, and walls, creating a warm and inviting atmosphere. Each property is fully independent, with its own septic system and well, ensuring convenience and self-sufficiency.

Whether you're dreaming of peaceful rural living, or seeking a place to cultivate your hobbies, this West Country gem is ready to welcome you home.

Built in 1974

### Essential Information

MLS® #	A2225516
Price	\$679,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,350
Acres	10.15
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	71034 A&b, Township Road 38-1 Rocky Mtn. House
Subdivision	NONE
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A3

### Amenities

Parking	None, Driveway, Gravel Driveway
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### Interior

Interior Features	Beamed Ceilings, Bookcases, Built-in Features, Granite Counters, High
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	Ceilings, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Wood Burning Stove, Family Room, Masonry
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Creek/River/Stream/Pond, Landscaped, Level, Many Trees, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	77
Zoning	CRA

## Listing Details

Listing Office	Century 21 Westcountry Realty Ltd.
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