

# **\$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 |
|---------|---------------------------------|

**Interior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Bookcases, Built-in Features, Granite Counters, High |
|-------------------|-----------------------------------------------------------------------|

|                 |                                                                                        |
|-----------------|----------------------------------------------------------------------------------------|
|                 | 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 | 97             |
| Zoning         | CRA            |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Century 21 Westcountry Realty Ltd. |
|----------------|------------------------------------|

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