

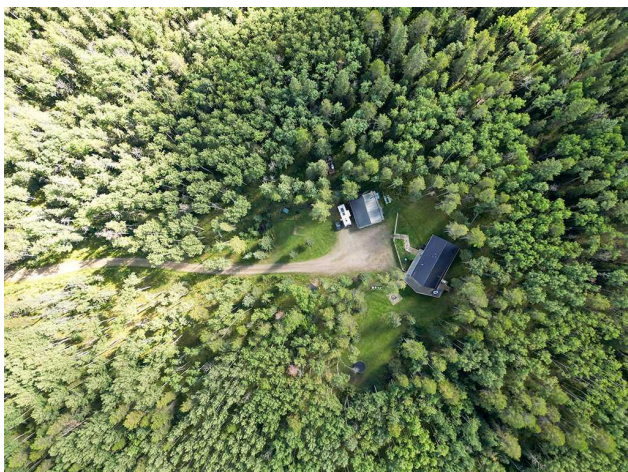


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7 HELMS Ridge, Rural Rocky View County T4C 2X3**

MLS® #: **A2167332** Area: **NONE** Listing Date: **09/20/24** List Price: **\$1,150,000**  
Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Rocky View County**  
Year Built: **2009**  
Lot Information  
Lot Sz Ar: **439,084 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,437**  
Low Sqft:  
Ttl Sqft: **1,437**

DOM

**8**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.0 (3 0)**  
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**  
Garage Sz: **2**

Access:  
Lot Feat: **Many Trees,Private,Secluded,See Remarks**  
Park Feat: **Double Garage Detached,Heated Garage,RV Access/Parking,See Remarks**

Utilities and Features

Roof: **Metal**  
Heating: **In Floor,Forced Air**  
Sewer: **Septic Field,Septic Tank**  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Hardwood**  
Water Source: **Well**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13` 4" x 10` 0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13` 11" x 13` 6"</b>
<b>Living Room</b>	<b>Main</b>	<b>18` 10" x 13` 6"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>14` 0" x 13` 2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10` 6" x 9` 9"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10` 0" x 9` 9"</b>
<b>Game Room</b>	<b>Basement</b>	<b>24` 5" x 25` 10"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>17` 11" x 12` 9"</b>

4pc Bathroom  
5pc Bathroom

Main  
Basement

3pc Ensuite bath

Main

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-RUR**

**0913052**

Remarks

Pub Rmks: **Set amidst a tranquil forest, this exceptionally private acreage is a rare find, offering a peaceful retreat with breathtaking mountains beyond. Just 20 minutes north of Cochrane, at the end of a secluded cul-de-sac, a tree-lined driveway leads to a clearing that features a walkout bungalow and an oversized garage/shop. This open-concept bungalow showcases a generous living room highlighted by a cozy wood-burning stove. The adjacent dining room offers patio doors that lead to a stunning wrap-around deck. A vaulted ceiling and a west-facing wall of windows flood the home with abundant natural light. The kitchen is equipped with a corner pantry, a raised eating bar, and stainless steel appliances, including a gas stove. Completing the upper level are three bedrooms and a main four-piece bathroom, with the primary bedroom having a private three-piece ensuite. The finished walkout basement boasts a large family room with space for a home office, a laundry room, and a fourth bedroom with a luxurious cheater ensuite, complete with a separate step-in shower and relaxing soaker tub. Polished concrete floors with in-floor heating efficiently warm both the basement and the entire house. The oversized garage/shop is perfect for storing vehicles or recreational toys and comes equipped with a second wood-burning stove and gas heater to keep it warm year-round. Outside, a large cleared area provides plenty of space for RV parking or room for kids and animals to play and explore. This well-cared-for property is highlighted by a tin metal roof and septic tank with filtration chambers and mound. Additionally, it includes an invisible fence, providing peace of mind by keeping your dog safe and close to home. A property like this, set in such an idyllic location, is truly a rare opportunity. Don't miss your chance to own your own piece of paradise!**

Inclusions:  
Property Listed By: **Garage heater  
RE/MAX Real Estate (Central)**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

