



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: **\$1,099,900**
 Status: **Pending** County: **Rocky View County** Change: **-\$50k, 16-Oct** 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

74
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
Kitchen	Main	13` 4" x 10` 0"	Dining Room	Main	13` 11" x 13` 6"
Living Room	Main	18` 10" x 13` 6"	Bedroom - Primary	Main	14` 0" x 13` 2"
Bedroom	Main	10` 6" x 9` 9"	Bedroom	Main	10` 0" x 9` 9"
Game Room	Basement	24` 5" x 25` 10"	Bedroom	Basement	17` 11" x 12` 9"

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













