

## 7 Helms Ridge Rural Rocky View County, Alberta

MLS # A2167332



# \$1,150,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,437 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Heated Garage, RV Access/Parking, See Remarks		
<b>Lot Size:</b>	10.08 Acres		
<b>Lot Feat:</b>	Many Trees, Private, Secluded, See Remarks		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-RUR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks		

**Inclusions:** Garage heater

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!