



**7 Elk Valley Gate**  
**Rural Rocky View County, Alberta**

**MLS # A2274032**



**\$896,000**

**Division:** Elk Valley Park Est

**Type:** Residential/House

**Style:** 2 Storey, Acreage with Residence

**Size:** 2,615 sq.ft. **Age:** 1990 (36 yrs old)

**Beds:** 5 **Baths:** 3 full / 1 half

**Garage:** Double Garage Detached

**Lot Size:** 2.00 Acres

**Lot Feat:** Private, Secluded

<b>Heating:</b>	Boiler, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	4-23-5-W5
<b>Exterior:</b>	Log	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		
<b>Inclusions:</b>	Pool table		

Welcome to 7 Elk Valley Gate in the highly sought-after and secluded Elk Valley Estates. Set on 2 acres, this property presents a rare opportunity for buyers seeking a customizable rural home with major infrastructure upgrades already completed. The interior has been professionally demoed following an insurance claim, creating a true blank canvas for renovation and redesign. The current layout features three bedrooms upstairs, each with a full bathroom, including an en-suite in the primary bedroom. The main floor features a vaulted ceiling in the living room, which is adjacent to the dining room and kitchen, that can be set up as an open concept. The front of the house offers a sitting area/office, a half bath, and a laundry room. The massive basement already has two bedrooms (one window is boarded up), with a third one framed and would just need a window cut should you wish to turn this into a 6-bedroom home. Make sure to check out the virtual tour and floor plan schematics for all the layout details. The home features a wood foundation and numerous recent improvements, including all plumbing lines replaced, a new main electrical line, and a new sump pump with updated lines. Heating is provided by a boiler-fed forced air system servicing both the main floor and basement, complemented by on-demand hot water supplying both domestic use and the heating system, servicing the upper floor bedrooms. Water is sourced from a well fracked approximately 10 years ago, with the basement already roughed in for a water treatment system (no treatment currently installed). The property is serviced by gas and electricity from the county, and includes a septic tank and field installed in 1997. Additional features include a heated double garage, interior logs professionally dry ice&ndash;treated, a 20-year-old roof, and a pool table included with the sale. This amazing

property is ideal for renovators, builders, or buyers with vision. This acreage offers strong fundamentals and the freedom to create a home tailored to your needs. Contact your favourite agent for your in person tour.