



GRASSROOTS
REALTY GROUP

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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		

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

Inclusions: 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–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.