

\$1,225,000 - 260159 Mountain Ridge Place, Rural Rocky View County

MLS® #A2203015

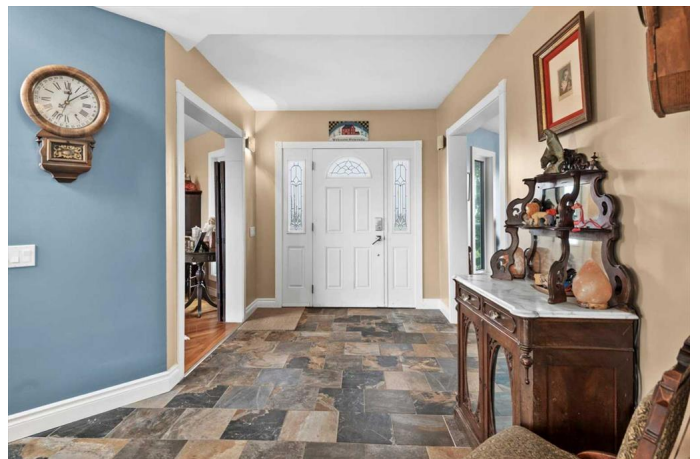
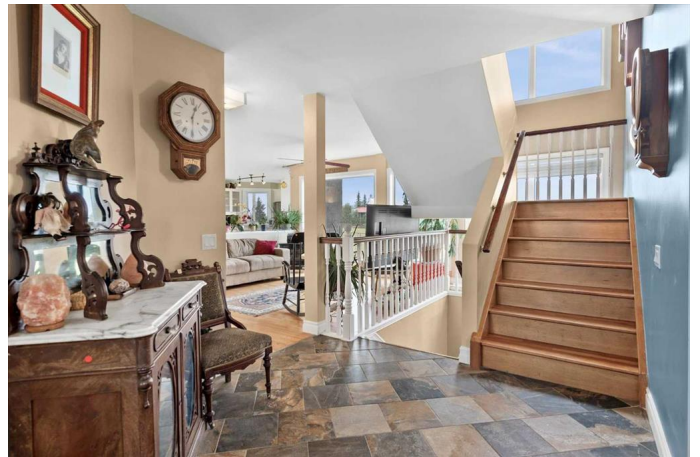
\$1,225,000

4 Bedroom, 4.00 Bathroom, 2,869 sqft
Residential on 4.50 Acres

Mountain Ridge PL, Rural Rocky View County,
Alberta

Imagine waking up to panoramic Rocky Mountain views overlooking the expanse of the Cochrane valley & Bow River! Set upon 4.5 acres of privacy, this home is just minutes beyond all the services and amenities of the Town of Cochrane.

Two outdoor decks and multiple floor-to-ceiling windows frame your living spaces into a unique natural rural setting. With over 3700 sq. ft of development the main floor features a renovated kitchen outfitted with stainless steel appliances, a gas stove and an over the sink west-facing window. An adjoining eating area & spacious family room, an oversized living room with its cozy wood fireplace, a sizeable separate dining room, a two-piece bath, and a serene den/library complete the main floor. Ascend the open hardwood staircase to the upper-level. Choose how to utilize the bright open multi-purpose mezzanine for activity, relaxation or office space, all framed again by an entire wall of west-facing windows. An enormous primary bedroom with windows facing in three directions is enhanced by a renovated en-suite and complimented by a walk-in closet. Two additional sizeable bedrooms enveloped in natural light, a four-piece bath, and an oversized laundry room satisfy family needs. From the upper level, scale a ladder to a unique third level 360° observatory suitable for adult serenity



or the delightful play of children.

The west-facing bright walk out lower level features an illegal suite designed with a spacious kitchen and eating area, one bedroom, a large family room with the bonus of a standalone wood fireplace, and a three-piece bath. The double attached garage (epoxy flooring) with a cold storage room connects to the main level by a convenient ascending staircase.

Subject to zoning approvals from Rocky View County, this property has possibilities for adding discretionary construction or a manufactured dwelling. (consult a realtor for info in the listing supplements). Recent updates: 50-year shingles 2017, gutters 2024, furnace and hot water tank 5 years, windows 2017 and 2023, stucco painted 2024 and composite decks rebuilt 2024.

This property truly offers a unique blend of luxury, comfort, and scenic beauty, making it a perfect retreat for families and nature lovers alike.

Built in 1991

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2203015 |
| Price | \$1,225,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,869 |
| Acres | 4.50 |
| Year Built | 1991 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 260159 Mountain Ridge Place |
| Subdivision | Mountain Ridge PL |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 2Y1 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 8 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s), Bookcases |
| Appliances | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Washer, Window Coverings |
| Heating | Central, Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Family Room, Living Room, Wood Burning |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard, Rain Gutters, Storage |
| Lot Description | Back Yard, Landscaped, Private, Rectangular Lot, Treed, Views |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 18th, 2025 |
| Days on Market | 41 |
| Zoning | R-RUR |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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