\$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 devleopment 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 rebuit 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 37

Zoning R-RUR

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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