

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

MLS® #A2203015

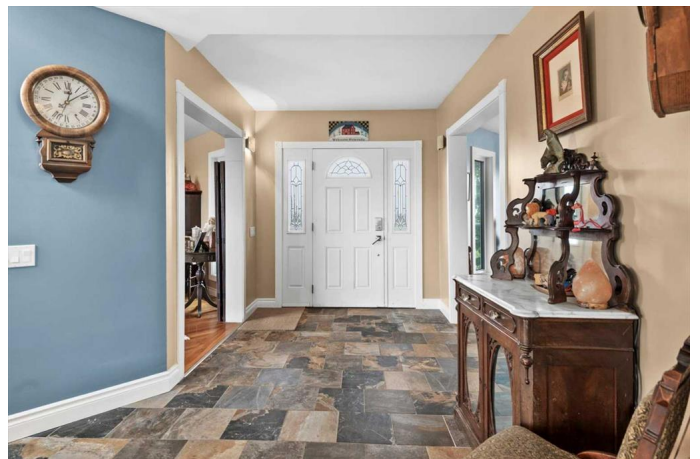
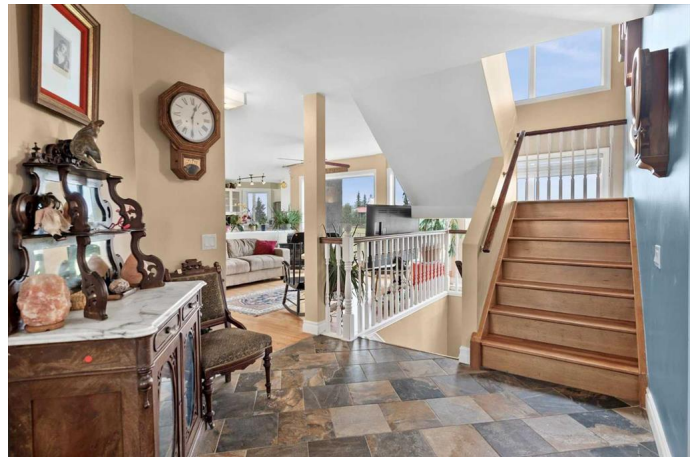
**\$1,225,000**

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, Storage, Rain Gutters
Lot Description	Back Yard, Landscaped, Private, Rectangular Lot, Views, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	14
Zoning	R-RUR

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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