\$1,999,999 - 260011 Mountain Ridge Place, Rural Rocky View County

MLS® #A2215298

\$1,999,999

4 Bedroom, 5.00 Bathroom, 2,357 sqft Residential on 4.80 Acres

Mountain Ridge PL, Rural Rocky View County, Alberta

Nestled on nearly 5 acres just minutes from downtown Cochrane, this exquisite country living property offers a perfect blend of tranquillity and proximity to urban amenities. The beautifully landscaped grounds, enhanced by recent investments of \$100K in trees, create a serene environment surrounded by greenery and open space. The spacious 2,357 square foot home exudes traditional charm, featuring large windows - allowing for an abundance of natural light and an expansive porch running the full length of the house, ideal for enjoying the insurmountable mountain views. Outdoor relaxation is taken to the next level with a hot tub and sauna, while a scenic creek/pond adds to the peaceful ambiance. With ample room for recreation and relaxation, this property epitomizes the joys of country living, making it a perfect retreat for those who cherish their space, serenity, and open-concept livingâ€"all just a quick drive from downtown conveniences. Stepping into the home you're greeted by an open foyer with plenty of space for your boots and coats. With an open concept living space, entertaining will be a breeze whether you're having large or small gatherings. On the south end of the home your well-sized primary suite has large windows welcoming tons of natural light, a beautiful ensuite with a massive soaker tub overlooking the Rocky







Mountains, and even in-suite laundry. A secondary room with its own en-suite is also located on the main floor. Enjoy the best view in the home, while cooking in your well-designed kitchen. Its traditional feel is inviting and warm. Head downstairs to the renovated basement/entertaining space and you will find two additional bedrooms of similar size, with large bright windows on opposite ends of the home. Two additional bathrooms, a separate downstairs laundry room, and a massive wet bar/kitchen overlooking the living and gaming space. This space could potentially hold a suite (A Secondary suite would be subject to the approval and permitting by the city/municipality of Rocky View County). Acreage owners will appreciate the impressive boiler and in-floor heat system, as well as the dedicated furnace room. Need space to tinker or for your hobbies and cars? Not only is there a triple attached that is currently being used for a garage/workshop, but there is an additional double detached garage. If you are looking for more breathing room away from city life, look no further than this incredible property.

Built in 1980

Essential Information

MLS® # A2215298 Price \$1,999,999

Bedrooms 4

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 2,357

Acres 4.80

Year Built 1980

Type Residential

Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 260011 Mountain Ridge Place

Subdivision Mountain Ridge PL

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T4B 0C7

Amenities

Parking Double Garage Detached, Triple Garage Attached

of Garages 5

Interior

Interior Features Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island,

Natural Woodwork, Open Floorplan, Sauna, Storage, Walk-In Closet(s)

Appliances Bar Fridge, Dishwasher, Garage Control(s), Humidifier, Microwave,

Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Wine

Refrigerator

Heating Boiler, Fireplace(s), Forced Air

Cooling None
Fireplace Yes
of Fireplaces 2

Fireplaces Basement, Gas, Living Room, Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Courtyard, Fire Pit, Garden, Lighting, Private Yard, Storage

Lot Description Front Yard, Garden, Landscaped, Lawn, Waterfall

Roof Clay Tile

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 30th, 2025

Days on Market 59

Zoning C-Res

Listing Details

Listing Office CIR Realty

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