



THE A-TEAM

RE/MAX FIRST

260159 MOUNTAIN RIDGE Place, Rural Rocky View County T4C 2Y1

MLS@#: A2149717 Area: Mountain Ridge PL Listing Date: 08/25/24 List Price: \$1,325,000
Status: Active County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Rural Rocky View County
City/Town: Rural Rocky View County
Year Built: 1991
Lot Information
Lot Sz Ar: 196,020 sqft
Lot Shape:

DOM

25
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey, Acreage with Residence

Parking

Ttl Park: 8
Garage Sz: 2

Access:
Lot Feat: Back Yard, Landscaped, Private, Rectangular Lot, Treed, Views
Park Feat: Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Central, Forced Air
Sewer: Septic System
Ext Feat: BBQ gas line, Private Entrance, Private Yard, Rain Gutters, Storage

Construction: Stucco, Wood Frame
Flooring: Hardwood, Tile
Water Source: Co-operative
Fnd/Bsm: Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Washer, Window Coverings
Int Feat: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Living Room, Breakfast Nook, Den, Bonus Room, Bedroom - Primary, and Bedroom.

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, Dining Room, Family Room, Laundry, Bedroom, and Bedroom.

Family Room	Lower	15`5" x 14`10"	Storage	Lower	9`4" x 6`10"
Furnace/Utility Room	Lower	7`1" x 6`2"	Kitchen	Lower	16`6" x 9`6"
Dining Room	Lower	12`6" x 5`5"	Foyer	Main	16`0" x 10`3"
Loft	Third	7`1" x 7`0"	Cold Room/Cellar	Lower	14`3" x 10`4"
4pc Ensuite bath	Second		4pc Bathroom	Second	
2pc Bathroom	Main		3pc Bathroom	Lower	

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **9110413**

Zoning: **R-RUR**

Remarks

Pub Rmks: **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 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.**

Inclusions: **N/A**
 Property Listed By: **RE/MAX Real Estate (Mountain View)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123