



THE
A-TEAM

**RE/MAX
FIRST**

260011 MOUNTAIN RIDGE Place, Rural Rocky View County T4C 0B7

MLS®#: **A2151372** Area: **Mountain Ridge PL** Listing Date: **07/25/24** List Price: **\$2,250,000**
Status: **Active** County: **Rocky View County** Change: **-\$45k, 13-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County** Finished Floor Area
Year Built: **1980** Abv Sqft: **2,357**
Lot Information Low Sqft:
Lot Sz Ar: **209,088 sqft** Ttl Sqft: **2,357**
Lot Shape:
Access:
Lot Feat: **Back Yard,Front Yard,Lawn,Garden**
Park Feat: **Double Garage Detached,Triple Garage Attached**

DOM

181
Layout
Beds: **4 (2 2)**
Baths: **4.5 (4 1)**
Style: **Acreage with Residence,Bungalow**
Parking
Ttl Park: **8**
Garage Sz: **5**

Utilities and Features

Roof: **Clay Tile** Construction: **Mixed,Stucco,Wood Siding**
Heating: **Boiler,In Floor,Fireplace(s)** Flooring: **Hardwood**
Sewer: **Septic Field** Water Source: **Co-operative**
Ext Feat: **Courtyard,Fire Pit,Garden,Lighting** Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Bar Fridge,Dishwasher,Garage Control(s),Humidifier,Microwave,Other,Refrigerator,Stove(s),Washer/Dryer,Window Coverings,Wine Refrigerator**
Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Closet Organizers,Kitchen Island,Natural Woodwork,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 4`11"	4pc Ensuite bath	Main	14`6" x 11`3"
4pc Ensuite bath	Main	7`6" x 11`0"	Bedroom	Main	12`2" x 15`3"
Dining Room	Main	13`4" x 19`0"	Foyer	Main	12`0" x 8`2"
Kitchen	Main	19`0" x 17`5"	Living Room	Main	18`5" x 29`3"
Mud Room	Main	10`8" x 5`7"	Office	Main	12`2" x 8`6"
Bedroom - Primary	Main	14`5" x 13`1"	3pc Bathroom	Basement	5`1" x 5`1"

**3pc Bathroom
Bedroom
Game Room**

**Main
Basement
Basement**

**6`10" x 6`10"
14`5" x 10`6"
22`11" x 38`6"**

**Kitchenette
Bedroom
Game Room**

Legal/Tax/Financial

**Basement
Basement
Basement**

**11`9" x 8`3"
16`2" x 11`10"
18`3" x 11`9"**

Title:
Fee Simple
Legal Desc:

8611061

Zoning:
Res

Remarks

Pub Rmks:

Nestled on 4.800 acres just minutes from downtown Cochrane, Alberta, 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 and features an extensive porch that runs the entire length of the house, ideal for enjoying the stunning mountain views and basking in the sun. Outdoor relaxation is taken to the next level with a hot tub and sauna, while a scenic 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 living—all just a quick drive from downtown conveniences. Step into the home and be greeted by an open Foyer with plenty of space for your boots and coats, then head into your open concept living space--entertaining will be a breeze when you can see right through down to your living room through the kitchen. On the south end of the home there are two bedrooms, your primary with tons of light, and a secondary room with its own ensuite. The kitchen has the best view in the home looking right out past the porch to the mountains and Bow River. Its traditional feel is inviting and warm. Need space for your hobby cars? Not only is there a triple attached that is currently being used for a garage/workshop, but there is an additional detached garage on the property waiting for your creativity. Head downstairs to the renovated basement/entertaining space and you will see that 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). Two bedrooms of similar size, on opposite ends of the home, will have your guests enjoying their privacy. The basement also features its own laundry room, and bar/kitchen area. Acreage owners will appreciate the impressive boiler and in-floor heat system, as well as the dedicated furnace room. If you are looking for more breathing room away from city life, look no further than this incredible property.

Inclusions:
Property Listed By:

**Hot Tub, Vacuflo and Attachments, TV Mounts, Outdoor TV, Detached Garage
CIR Realty**

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









