



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2179809**      Area: **Mountain Ridge PL**      Listing Date: **11/18/24**      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: **Rocky View County**  
 Year Built: **1991**  
 Lot Information  
 Lot Sz Ar: **196,020 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,869**  
 Low Sqft:  
 Ttl Sqft: **2,869**

DOM

**3**  
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/Bsmnt: **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

Room	Level	Dimensions
Living Room	Main	20`1" x 13`8"
Breakfast Nook	Main	10`8" x 9`9"
Den	Main	13`9" x 9`8"
Bonus Room	Second	12`5" x 11`1"
Bedroom - Primary	Second	21`4" x 14`1"
Bedroom	Second	12`0" x 9`11"

Room	Level	Dimensions
Kitchen	Main	14`6" x 14`4"
Dining Room	Main	20`0" x 12`2"
Family Room	Main	20`3" x 15`2"
Laundry	Second	10`0" x 8`4"
Bedroom	Second	11`7" x 10`0"
Bedroom	Lower	13`8" x 13`7"

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

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**





















