



THE
A-TEAM

**RE/MAX
FIRST**

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

MLS® #: **A2203015** Area: **Mountain Ridge PL** Listing Date: **03/18/25** List Price: **\$1,225,000**
Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County** Finished Floor Area
Year Built: **1991** Abv Sqft: **2,869**
Lot Information Low Sqft:
Lot Sz Ar: **196,020 sqft** Ttl Sqft: **2,869**
Lot Shape:

DOM

30
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/Bsmt: **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	65`11" x 44`10"
Breakfast Nook	Main	35`0" x 32`0"
Den	Main	45`1" x 31`9"
Bonus Room	Second	40`9" x 36`4"
Bedroom - Primary	Second	70`0" x 46`2"
Bedroom	Second	39`4" x 32`7"

Room	Level	Dimensions
Kitchen	Main	47`7" x 47`0"
Dining Room	Main	65`7" x 39`11"
Family Room	Main	66`5" x 49`9"
Laundry	Second	32`10" x 27`4"
Bedroom	Second	38`0" x 32`10"
Bedroom	Lower	44`10" x 44`7"

Family Room	Lower	50`7" x 48`8"	Storage	Lower	30`7" x 22`5"
Furnace/Utility Room	Lower	23`3" x 20`3"	Kitchen	Lower	54`2" x 31`2"
Dining Room	Lower	41`0" x 17`9"	Foyer	Main	52`6" x 33`8"
Loft	Third	23`3" x 23`0"	Cold Room/Cellar	Lower	46`9" x 33`11"
4pc Ensuite bath	Second		4pc Bathroom	Second	
2pc Bathroom	Main		3pc Bathroom	Lower	

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-RUR**
Legal Desc: **9110413**

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











