

# \$2,199,000 - 260011 Mountain Ridge Place, Rural Rocky View County

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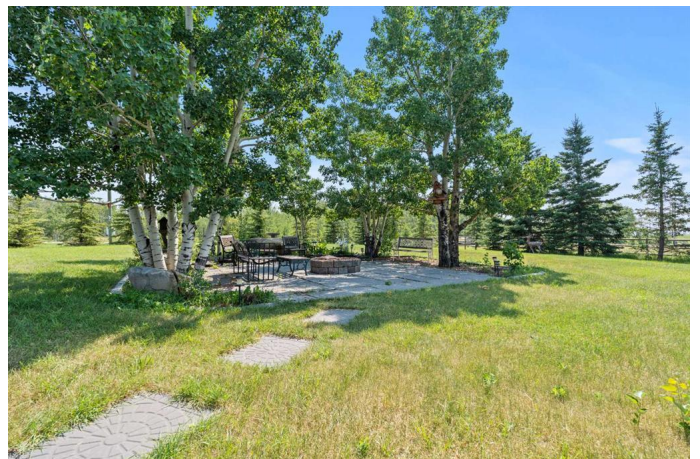
MLS® #A2215298

**\$2,199,000**

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 living—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          | \$2,199,000 |
| 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, Open Floorplan, Sauna, Storage, Walk-In Closet(s), Natural Woodwork |
| Appliances        | Bar Fridge, Dishwasher, Garage Control(s), Humidifier, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Wine Refrigerator   |
| Heating           | Fireplace(s), Forced Air, Boiler                                                                                                              |
| Cooling           | None                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                           |
| # of Fireplaces   | 2                                                                                                                                             |
| Fireplaces        | Basement, Gas, Living Room, Wood Burning                                                                                                      |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Finished, Full                                                                                                                                |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Lighting, Private Yard, Storage, Courtyard |
| 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 | 1                |
| Zoning         | C-Res            |

Listing Details

Listing Office                      CIR Realty

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