



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

260011 Mountain Ridge Place
Rural Rocky View County, Alberta

MLS # A2215298



\$1,999,999

Division:	Mountain Ridge PL		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,357 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached, Triple Garage Attached		
Lot Size:	4.80 Acres		
Lot Feat:	Front Yard, Garden, Landscaped, Lawn, Waterfall		

Heating:	Boiler, Fireplace(s), Forced Air	Water:	Co-operative
Floors:	Ceramic Tile, Hardwood	Sewer:	Septic Field
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	C-Res
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Sauna, Storage, Walk-In Closet(s)		
Inclusions:	Hot Tub, Vacuflo and Attachments, TV Mounts, Outdoor TV, Detached Garage		

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.