

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

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MLS® #A2252355

**\$2,000,000**

4 Bedroom, 5.00 Bathroom, 2,346 sqft  
Residential on 4.80 Acres

Mountain Ridge PL, Rural Rocky View County,  
Alberta

Nestled on 4.8 acres just minutes from downtown Cochrane, this exceptional country retreat offers the perfect balance of privacy, space, and convenience. From the moment you walk through the front door, you are greeted by breathtaking mountain views that draw you through the home and connect every living space to the outdoors.

The 2,346 sq. ft. residence combines timeless charm with a functional open-concept design. The welcoming foyer provides plenty of space for coats and boots before flowing into the heart of the home—an inviting kitchen and living area framed by expansive windows. The kitchen, boasting the best vantage point in the house, looks straight out over the porch to the mountains and Bow River, ensuring the view is always the backdrop to daily life and entertaining. On the south wing, the sun-filled primary bedroom creates a private retreat, while the secondary bedroom enjoys its own ensuite.

Outdoors, over \$100K in newly planted trees enhance the beautifully landscaped grounds, surrounding a peaceful pond and hot tub, and creating a serene, park-like environment. For hobbyists and car enthusiasts, the triple attached garage—currently serving as a workshop—plus an additional detached garage provide plenty of space and flexibility. The renovated walkout basement expands the



living space with a spacious entertaining area, bar/kitchen, laundry room, sauna, and two bedrooms on opposite ends for maximum privacy. With its layout, this level also holds excellent potential for a secondary apartment (subject to municipal approval and permitting). Practical features like in-floor heating powered by an impressive boiler system and a dedicated furnace room make acreage living comfortable and efficient year-round. For those who want wide-open spaces, serenity, and iconic Rocky Mountain viewsâ€”without sacrificing quick access to townâ€”this property is a rare find.

Built in 1980

**Essential Information**

MLS® #	A2252355
Price	\$2,000,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,346
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	T3C0B7

**Amenities**

Parking	Double Garage Detached, Triple Garage Detached
# of Garages	8

## Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave, Refrigerator, Washer, Window Coverings
Heating	Boiler, In Floor, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Garden, Lighting, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Lawn, Private
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 29th, 2025
Days on Market	2
Zoning	Res

## Listing Details

Listing Office	Century 21 Masters
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