



GRASSROOTS
REALTY GROUP

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260097 Mountain Ridge Place
Rural Rocky View County, Alberta

MLS # A2329333



\$2,799,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,611 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Heated Garage, Insulated, Multiple Driveways, Oversized, Triple Garage Attached		
Lot Size:	19.64 Acres		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, No Neighbors		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Wood Frame	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Sauna, Separate Entrance, Storage, Vaulted Ceiling(s), Wired for Sound, Wood Windows		
Inclusions:	Note feature sheet in brochure		

DREAM LOCATION JUST WEST OF CALGARY! Boasting one of the area's most SPECTACULAR VIEW properties! Perched atop almost 20 ACRES overlooking Glen Eagles, the Bow River Valley and the majestic Rocky Mountains, this extraordinary WALKOUT BUNGALOW offers NEARLY 4800 SF OF DEVELOPED LIVING SPACE and a setting that is truly beyond compare. Located just TWO MINUTES FROM COCHRANE and only TEN MINUTES FROM CALGARY, this remarkable property combines breathtaking scenery, exceptional privacy, and outstanding convenience. ZONED R-RUR and situated on a QUIET NO THROUGH ROAD, this property is a HORSE LOVER'S PARADISE featuring pasture, animal shelters, and a FULLY SERVICED STABLE BUILDING complete with GUEST QUARTERS. A massive 32' x 48' WORKSHOP, SERVICED RV PARKING PAD, and SUBDIVISION DEVELOPMENT POTENTIAL make this a truly rare ownership opportunity. Existing access to the ROCKY VIEW WATER CO-OP offers even greater future potential. The home showcases exceptional craftsmanship and timeless character throughout. Nearly every feature has been CUSTOM BUILT and must be seen to be fully appreciated. The kitchen is finished with RECLAIMED DOUGLAS FIR from the historic Conrich grain elevator along with CUSTOM TIN CEILINGS, concrete surround sinks and IMPORTED AUSTRALIAN CYPRESS HARDWOOD FLOORING. Two stunning RIVER ROCK FIREPLACES create warm and inviting living spaces. Timeless HAND-PLASTERED WALLS provide rustic charm and durability while the southwest-facing windows frame the SPECTACULAR MOUNTAIN AND VALLEY VIEWS FROM EVERY ROOM. This property has been METICULOUSLY MAINTAINED, with annual water

and furnace servicing, roof maintenance and a septic tank system newly installed in late 2025. Be sure to review the complete feature sheet to appreciate the extensive list of upgrades and thoughtful details that make this property truly one of a kind. This is a once-in-a-lifetime opportunity to own one of Southern Alberta's most remarkable view properties. Offered at \$2,799,000 and priced to sell. Request your private viewing today!