# \$699,900 - 112 Ridge View Close, Cochrane

MLS® #A2191898

### \$699,900

3 Bedroom, 3.00 Bathroom, 1,908 sqft Residential on 0.11 Acres

River Song, Cochrane, Alberta

This stunning home in River Song offers an OPEN-CONCEPT main floor with HARDWOOD FLOORING. The spacious kitchen features a large ISLAND, GRANITE COUNTERTOPS, and stainless steel appliances. The inviting living room is centred around a GAS FIREPLACE with a MANTLE, creating a warm and cozy atmosphere. A convenient MAIN-FLOOR LAUNDRY ROOM and a 2-piece bathroom complete this level.

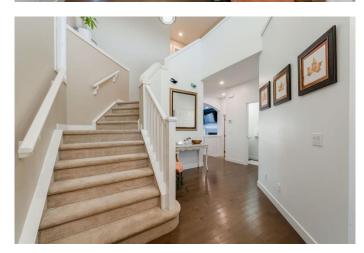
Upstairs, a bright BONUS ROOM provides extra living space, along with a 4-piece guest bathroom and two well-sized bedrooms. The primary bedroom boasts large WEST FACING WINDOWS, a WALK-IN CLOSET, and a luxurious 4-piece ENSUITE with a SOAKING TUB and STAND-ALONE SHOWER.

Step outside to the fully LANDSCAPED west-facing backyard, which backs onto a serene treed area with NO NEIGHBOURS BEHIND. Enjoy summer evenings on the deck with a GAS BBQ HOOKUP or gather around the FIRE PIT for cozy nights under the stars.

Additional features include CENTRAL AIR CONDITIONING and an unfinished basement for endless possibilities. Located in a desirable community close to parks, schools, and amenities, this home is a must-see. Book your showing today!







Built in 2013

#### **Essential Information**

MLS® # A2191898 Price \$699,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,908
Acres 0.11
Year Built 2013

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 112 Ridge View Close

Subdivision River Song
City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 0P8

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry,

Soaking Tub, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Electric Range, Microwave,

Refrigerator, Washer/Dryer, Window Coverings

Heating Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Mantle

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Private Yard, BBQ gas line, Fire Pit

Lot Description Back Yard, Front Yard, Landscaped, Many Trees, No Neighbours

**Behind** 

Roof Asphalt Shingle

Construction Composite Siding, Stone, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed February 27th, 2025

Days on Market 40

Zoning R-LD

## **Listing Details**

Listing Office eXp Realty

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