

\$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

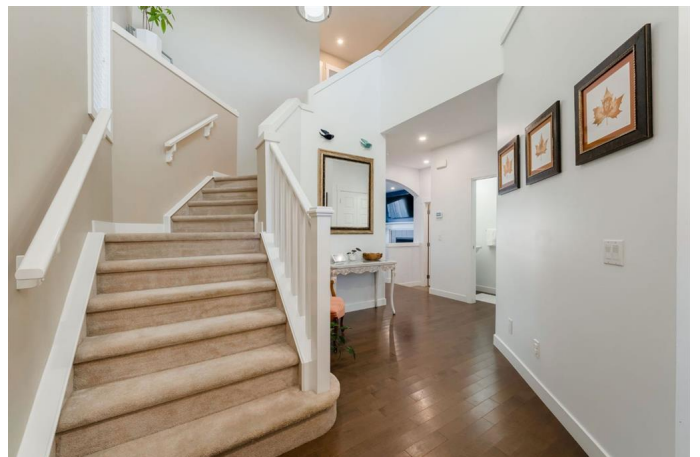
This stunning home in River Song offers an OPEN-CONCEPT main floor with HARDWOOD FLOORING. The spacious kitchen features a large ISLAND, GRANITE COUNTERTOPS, and stainless steel appliances. The inviting living room is centred around a GAS FIREPLACE with a MANTLE, creating a warm and cozy atmosphere. 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 39

Zoning R-LD

Listing Details

Listing Office eXp Realty

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