

# \$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

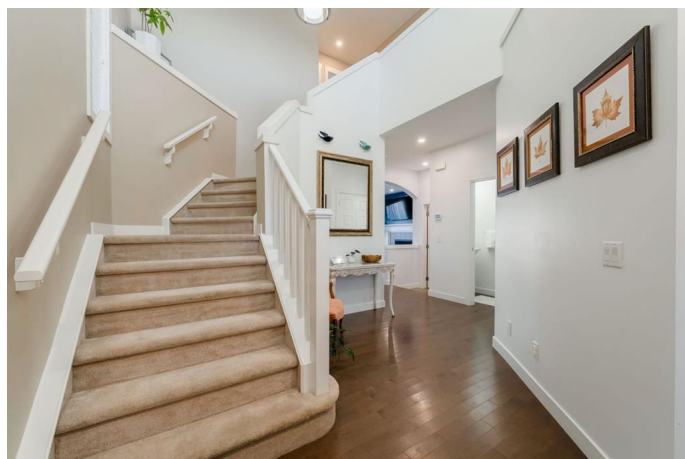
This stunning home in River Song offers an OPEN-CONCEPT main floor with HARDWOOD FLOORING. The spacious kitchen features a large ISLAND, GRANITE COUNTERTOPS, and stainless steel appliances. The inviting living room is centred around a GAS FIREPLACE with a MANTLE, creating a warm and cozy atmosphere. 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 | 64                  |
| Zoning         | R-LD                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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