$779,000 - 135 Ridge View Green, Cochrane

MLS® #A2203902

$779,000
3 Bedroom, 3.00 Bathroom, 2,715 sqft
Residential on 0.11 Acres

River Song, Cochrane, Alberta

OPEN HOUSE ON SATURDAY, APRIL 26TH, 1:00 TO 4:00. Incredible Cal Bridge home in the wonderful community of River Song. Outside the house is beautifully done with Hardie board siding, cedar accents, exposed aggregate driveway, and
large front porch to enjoy a coffee or tea in the morning. Walk in and you are greeted with a full
height ceiling leading you into a stunning main floor layout. 9ft knockdowns throughout, 4â€• Alder hardwood flooring. Large dining room features a 2 sided gas fireplace with tile surrounding. Gourmet kitchen features full height cupboards, granite, extra pot drawers, built in
maple panty, SS appliances, and a large island with bar seating. The formal living room has a
shared fireplace, coffered ceilings and large windows giving views of the yard and deck. Also
included on the main floor is a formal office with a built in desk and filing drawers, mudroom
connecting to the garage and half bathroom. Upstairs you will find a large bonus room with vaulted ceilings. 2 good sized bedrooms and an oversized master with 5pc en-suite, vaulted ceilings and a large walk-in closet. The laundry is located on the upper floor where it is needed the most and is opposite the 4pc guest bathroom. The large un-finished basement is ready to be

developed into your dream space and includes 8â€™-6â€• ceilings, large windows and rough ins for a
bathroom and wet bar. The backyard features a large deck with plenty of storage room underneath, a lower wood deck and a built in storage shed. Located close to Bow Valley high
school and the upcoming K-8 school and a two minute walk from the ridge view pathway leading
through the ravine down to the river. Come and check out this beautiful property in beautiful Cochrane as it's a perfect place to grow with your family. Please book your private showing today!!

Built in 2010

Essential Information

MLS® #	A2203902
Price	$779,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,715
Acres	0.11
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	135 Ridge View Green
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta

Postal Code	T4C 0J1

Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Bathroom Rough-in, Granite Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Freezer, Other, See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Rain Gutters
Lot Description	Back Yard, Landscaped, Lawn, Rectangular Lot, See Remarks, Yard Drainage
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 26th, 2025
Days on Market	36
Zoning	R-LD

Listing Details

Listing Office	CIR Realty

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