

# \$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	Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Breakfast Bar, Granite Counters
Appliances	Dishwasher, Electric Range, Refrigerator, Central Air Conditioner, Microwave, Washer/Dryer, Window Coverings
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes

Basement                      Full, Unfinished

**Exterior**

Exterior Features      BBQ gas line, Private Yard, Fire Pit

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

Roof                      Asphalt Shingle

Construction          Wood Frame, Composite Siding, Stone

Foundation            Poured Concrete

**Additional Information**

Date Listed             February 27th, 2025

Days on Market        83

Zoning                  R-LD

**Listing Details**

Listing Office           eXp Realty

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