

# \$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
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## Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
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	95
Zoning	R-LD

## Listing Details

Listing Office	eXp Realty
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