



THE
A-TEAM

**RE/MAX
FIRST**

82 RIDGE VIEW Place, Cochrane T4C 0P6

MLS® #: **A2120181** Area: **River Song** Listing Date: **04/03/24** List Price: **\$999,000**
Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2012**
Lot Information
Lot Sz Ar: **5,046 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,571**
Low Sqft:
Ttl Sqft: **2,571**

DOM

46
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Backs on to Park/Green Space, City Lot, Cul-De-Sac, Environmental Reserve, Lawn, No Neighbours Behind, Landscaped, Rectangular Lot, See Remarks, Views Aggregate, Double Garage Attached

Utilities and Features

Roof: **Asphalt**
Heating: **Fireplace(s), Forced Air, Natural Gas**
Sewer:
Ext Feat: **Awning(s)**

Construction: **Composite Siding, Stone**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`6" x 13`9"	Dining Room	Main	12`11" x 11`5"
Kitchen	Main	12`9" x 12`0"	Foyer	Main	11`6" x 8`8"
Mud Room	Main	7`1" x 6`0"	Bedroom - Primary	Upper	15`11" x 13`7"
Bonus Room	Upper	17`0" x 12`9"	Bedroom	Upper	12`11" x 11`0"
Bedroom	Upper	11`10" x 10`1"	Laundry	Upper	8`6" x 8`5"

Family Room
Storage
5pc Bathroom
4pc Bathroom

Lower
Lower
Upper
Lower

17`10" x 12`11"
10`3" x 7`10"
10`8" x 5`5"
9`2" x 8`6"

Bedroom
5pc Ensuite bath
2pc Bathroom

Lower
Upper
Main

12`7" x 12`3"
12`3" x 11`8"
5`2" x 5`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-LD

1110929

Remarks

Pub Rmks:

**** CANCELLED.** OPEN HOUSE SUN MAY 19 WOW!!** Combining the best of so many features! Located close to the very end of one of the most desirable streets in all Cochrane, this luxury home with over 3300 sq. ft. of developed space has a very attractive sense of arrival. With backing onto miles of walking paths, some of which lead to the Bow River, and expansive natural beauty on the other side of a large ravine, the enjoyment of being outside, greeting the morning sun or enjoying the evening light dancing on the hillside, is not to be understated. The attributes of this exceptional setting are enhanced with great landscaping, appreciated from either the large main deck with its retractable awning, or the wonderful patio and brick walkway off the walkout level. The hot tub (negotiable to sale) is well positioned to enjoy all of this, summer or winter. Naturally one would expect the house to be special too and it does not disappoint! First, there is a sizeable exposed aggregate, covered front porch that doubles as a great place to enjoy evening sun as well as offering protection from the elements for visitors, when needed. Inside, the spacious foyer with its designer maple floors flows through to the open and attractive living space at the rear. This living space provides a perfect interaction of family room centered around a gas fireplace, a large eating space with lots of windows overlooking the deck, yard, and the view, and a gourmet kitchen with granite countertops, island, gas cook top, and much more. Moving upstairs, you are greeted by a large central great/bonus room separating the "children's wing" at the front with a double sink 5 piece bath and the master bedroom and en suite across the rear. And such an en suite! The luxurious soaker tub is set into a windowed alcove. Also featured are separate his and hers vanities, a separate commode, a generous shower, and tiled heated floors throughout. A large laundry room with a double-sided linen closet completes the upper level. Moving downstairs you find a comfortable optional space used as a lounge and exercise area, a sizeable spare bedroom, a large 4 piece bath, and lots of organized storage. Central air conditioning, upgraded light fixtures and hardware, Hunter Douglas blinds, and a large, high ceiling, garage with a newer high end garage door round out the features of this very special property.

Inclusions:
Property Listed By:

Vacuum system with all existing attachments
MaxWell Canyon Creek

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123















