



THE
A-TEAM

**RE/MAX
FIRST**

99 RIDGE VIEW Close, Cochrane T4C 0P8

MLS®#: **A2121876** Area: **River Song** Listing Date: **04/12/24** List Price: **\$839,900**
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: **4,316 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,310**
Low Sqft:
Ttl Sqft: **2,310**

DOM

37
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:
Lot Feat: **Back Yard,Front Yard,Many Trees,Private**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Composite Siding,Concrete,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Instant Hot Water,Microwave Hood Fan,Refrigerator,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`6" x 12`3"
Living Room	Main	18`3" x 13`11"
Bonus Room	Upper	18`11" x 13`7"
Laundry	Upper	8`0" x 7`2"
Mud Room	Main	8`10" x 8`1"
Bedroom	Upper	12`3" x 9`11"
Bedroom	Basement	13`10" x 9`3"

Room	Level	Dimensions
Dining Room	Main	15`2" x 10`5"
Foyer	Main	7`6" x 7`6"
Game Room	Basement	23`9" x 18`5"
Furnace/Utility Room	Basement	11`10" x 8`3"
Bedroom - Primary	Upper	13`11" x 13`8"
Bedroom	Upper	12`3" x 9`10"
2pc Bathroom	Main	7`6" x 5`1"

4pc Bathroom 4pc Bathroom	Basement Upper	10`0" x 6`7" 7`10" x 6`11"	5pc Ensuite bath	Upper	10`7" x 8`10"
Legal/Tax/Financial					
Title: Fee Simple		Zoning: R-LD			
Legal Desc:		1110929		Remarks	
Pub Rmks: Welcome to this exquisite FULLY RENOVATED 2-storey home nestled in Riversong, offering a blend of comfort, elegance, and modern convenience. Step inside to discover a spacious main floor adorned with white oak engineered hardwood and ceramic tile flooring, creating a seamless flow throughout the open-concept layout. The living room welcomes you with a cozy gas fireplace accented by floor-to-ceiling stone, providing a perfect ambiance for gatherings or quiet evenings at home. The beautiful kitchen boasts granite countertops, stainless steel appliances, pendant lighting over the island with a breakfast bar, and soft-closing doors and drawers with ample cupboard space ensuring all your storage needs are met. Ascend the spiral staircase to the second level, where three bedrooms await, including the luxurious master suite. The sunken bonus room with a vaulted ceiling and ceiling fan offers a versatile space for relaxation or entertainment. The master bedroom features a ceiling fan, a 5-piece ensuite with a soaker tub, and a walk-in closet, providing a serene retreat at the end of the day. The walk-out basement is an entertainer's paradise and makes this home over 3000sqft of living space, featuring a wet bar, an additional bedroom with a bathroom, and 9-foot ceilings, creating an inviting atmosphere for hosting guests or enjoying family movie nights. Situated on a serene lot with a private, well-treed east-facing backyard, this residence is a true retreat for those seeking tranquility and luxury. This stunning home underwent a full renovation in 2021, everything in this home is new! New Furnace, New Air Conditioners, New Hot Water Tank, New Windows. Additional amenities include central air conditioning, central vacuum, a mudroom with built-ins, and a deck spanning the back of the house with a BBQ gas line, perfect for alfresco dining and enjoying the peaceful surroundings. With its blend of luxury, functionality, and impeccable craftsmanship, this Riversong residence offers a lifestyle of unparalleled comfort and sophistication. Don't miss the opportunity to make this your dream home - schedule your showing today!					
Inclusions:		Electric range can be gas hook up if wanted to change to a gas stove, all new doors and windows, new dual furnace, 2 air conditioning units, BBQ gas line, TV wall mounts, all lighting fixtures attached			
Property Listed By:		eXp Realty			

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







