



THE
A-TEAM

**RE/MAX
FIRST**

112 RIDGE VIEW Close, Cochrane T4C 0P8

MLS®#: **A2129999** Area: **River Song** Listing Date: **05/22/24** List Price: **\$719,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **4,722 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,877**
 Low Sqft:
 Ttl Sqft: **1,877**

DOM

34
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Dog Run Fenced In,No Neighbours Behind,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Dog Run,Fire Pit,Private Yard**

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

Kitchen Appl: **Built-In Electric Range,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Closet Organizers,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`7" x 3`0"
Kitchen	Main	12`1" x 12`0"
Laundry	Main	12`6" x 6`2"
4pc Ensuite bath	Second	7`10" x 12`0"
Bedroom	Second	11`0" x 8`11"
Family Room	Second	15`9" x 18`0"
Other	Basement	37`1" x 15`3"

Room	Level	Dimensions
Dining Room	Main	8`11" x 12`0"
Living Room	Main	15`0" x 13`1"
Bedroom - Primary	Second	11`7" x 13`5"
Bedroom	Second	9`0" x 9`11"
4pc Bathroom	Second	7`10" x 4`11"
Furnace/Utility Room	Basement	8`0" x 10`1"
Other	Basement	27`2" x 8`7"

Title:
Fee Simple
Legal Desc:

Zoning:
R-LD

1110929

Remarks

Pub Rmks: **Welcome to 112 Ridge View Close, a stunning family residence in the coveted River Song neighbourhood. With 3 bedrooms and 2.5 baths, this home offers a blend of comfort and elegance, perfect for families. Upon entry, a grand two-story staircase sets an elegant tone. Gorgeous hardwood floors lead you to a bright living room, complete with a cozy gas fireplace. The open-concept kitchen features granite countertops, stainless steel appliances, and a spacious island ideal for entertaining. The large west-facing backyard is a private retreat. Fully landscaped with no direct neighbours to the back, it's perfect for family gatherings. Enjoy evenings around the fire pit or barbecues on the deck with the gas BBQ hookup. Upstairs, a bright bonus room offers a versatile family space. The primary suite is a luxurious retreat, featuring large west-facing windows, a walk-in closet, a glass-enclosed shower, and a soaking tub. Two additional bedrooms and a full bathroom complete the upper level, providing ample space for family or guests. This home also includes central air conditioning, Hardie board siding, and an attached double garage. The full-sized unfinished basement offers potential for future customization, such as adding an additional bedroom and bathroom. Located in River Song, you'll have easy access to the Bow River, trails, shopping, and amenities. This family-friendly neighbourhood, with no additional HOA fees, is near a high school and the soon-to-be built Rivercrest K-8 School. This home is a perfect place for family life. Book your showing today!**

Inclusions: **Refrigerator, Dishwasher, Electric Range, Microwave, Washer, Dryer, Window Coverings, Garage control(s) & Garage opener(s), Ceiling Fan(s), TV mounts, Fire Pit**
Property Listed By: **Royal LePage Benchmark**

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











