

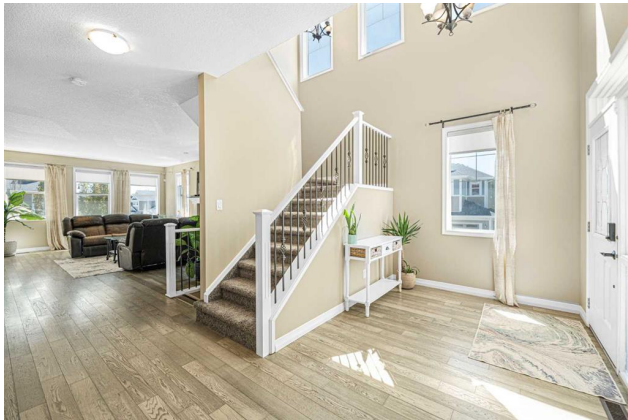


THE
A-TEAM

**RE/MAX
FIRST**

79 RIDGE VIEW Close, Cochrane T4C 2A4

MLS®#: **A2137520** Area: **River Song** Listing Date: **08/14/24** List Price: **\$850,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2011**
Lot Information
 Lot Sz Ar: **5,128 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,496**
 Low Sqft:
 Ttl Sqft: **2,496**

DOM

35
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Corner Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board, Composite Siding**
 Heating: **Forced Air** Flooring: **Carpet, Hardwood**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Granite Counters, Kitchen Island, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 4`5"	Dining Room	Main	13`7" x 10`1"
Dining Room	Main	14`0" x 10`4"	Foyer	Main	9`6" x 7`6"
Kitchen	Main	13`5" x 11`4"	Laundry	Main	8`4" x 8`6"
Living Room	Main	14`5" x 22`3"	4pc Bathroom	Second	8`7" x 5`8"
5pc Ensuite bath	Second	14`2" x 13`4"	Bedroom	Second	16`1" x 10`1"
Den	Second	8`8" x 12`4"	Bedroom	Second	16`1" x 10`1"
Bonus Room	Second	12`1" x 14`6"	Bedroom - Primary	Second	14`7" x 16`2"

4pc Bathroom
Exercise Room
Furnace/Utility Room

Lower
Lower
Lower

8`7" x 6`9"
27`9" x 26`3"
13`8" x 10`7"

Bedroom
Family Room

Lower
Lower

13`5" x 9`8"
18`10" x 14`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1110929

Zoning:
R-LD

Remarks

Pub Rmks:

OVER 3500 SQFT OF LIVING SPACE | 4.5 BEDROOMS | WALKOUT BASEMENT | A/C. Imagine waking up each morning in a home where sunlight pours through large windows, filling every corner with warmth and light. Where practicality meets luxury with features like A/C and a **DOUBLE FURNACE**, ensuring year-round comfort. Welcome to your dream home - a stunning corner lot property situated in a prime location where every detail has been thoughtfully designed for comfort and style. As you step through the front door, you're greeted by the expansive main floor, where custom blinds adorn the windows, allowing you to control the natural light that floods the space. The heart of the home is the spacious kitchen, featuring a **HUGE ISLAND** that's perfect for breakfast gatherings and casual dinners. Just beyond, the dedicated dining area is ideal for family meals; while the formal dining room, which can serve as a **MAIN FLOOR OFFICE**, offers versatility to suit your lifestyle. Venture upstairs to discover two large bedrooms, a spacious primary, and a unique transformation: half of the bonus room has been professionally converted into a cozy 4th bedroom, making it perfect for growing families. The primary suite is your personal sanctuary, featuring separate sinks and walk-in closets in the ensuite for ultimate convenience and privacy. Downstairs, the fully finished **WALKOUT BASEMENT** beckons with new flooring, a good-sized bedroom, full bathroom and tons of space for entertaining or relaxation. Step outside to enjoy the corner lot's ample space, covered hot tub and composite deck. Additional noteworthy features of this beautiful home include the epoxied garage floor which adds a polished touch, **HARDIE BOARD** siding, and **GEMSTONE** lights. The proximity to scenic pathways and the Bow River invites you to explore the great outdoors while still being close to schools and all amenities. With beautiful hardwood floors, elegant granite counters, and every modern amenity you could wish for, this home is more than just a place to live - it's a home to love. Embrace the lifestyle you've always dreamed of in this meticulously maintained and thoughtfully upgraded home. Come check it out for yourself!

Inclusions:
Property Listed By:

Hot Tub
Royal LePage Benchmark

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

