99 RIDGE VIEW Close, Cochrane T4C 0P8

MLS®#:	**A2140669**	Area:	**River Song**	Listing Date:	**06/12/24**	List Price: **$835,000**
Status:	**Active**	County:	**Rocky View County**	Change:	**None**	Association:**Fort McMurray**

General Information

Prop Type:	**Residential**			
Sub Type:	**Detached**			
City/Town:	**Cochrane**	Finished Floor Area		
Year Built:	**2012**	Abv Sqft:	**2,311**	
Lot Information		Low Sqft:		
Lot Sz Ar:	**4,316 sqft**	Ttl Sqft:	**2,311**	
Lot Shape:				

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

DOM
16

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

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

Utilities and Features

Roof:	**Asphalt**	Construction:	
Heating:	**Fireplace(s),Forced Air**		**Cement Fiber Board,Concrete,Wood Frame**
Sewer:		Flooring:	
Ext Feat:	**BBQ gas line**		**Carpet,Ceramic Tile,Hardwood**
		Water Source:	
		Fnd/Bsmt:	
			Poured Concrete
Kitchen Appl:	**Central Air Conditioner,Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Window Coverings**		
Int Feat:	**Breakfast Bar,Ceiling Fan(s),Double Vanity,Granite Counters,High Ceilings,No Smoking Home,Open Floorplan,Walk-In Closet(s)**		
Utilities:			

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	**Main**	**13`6" x 12`3"**	**Dining Room**	**Main**	**15`2" x 10`5"**
Living Room	**Main**	**18`3" x 13`11"**	**Foyer**	**Main**	**7`6" x 7`6"**
Bonus Room	**Upper**	**18`11" x 13`7"**	**Game Room**	**Basement**	**23`9" x 18`5"**
Laundry	**Upper**	**8`0" x 7`2"**	**Furnace/Utility Room**	**Basement**	**11`10" x 8`3"**
Mud Room	**Main**	**8`10" x 8`1"**	**Bedroom - Primary**	**Upper**	**13`11" x 13`8"**
Bedroom	**Upper**	**12`3" x 9`11"**	**Bedroom**	**Upper**	**12`3" x 9`10"**
Bedroom	**Basement**	**13`10" x 9`3"**	**2pc Bathroom**	**Main**	**7`6" x 5`1"**

| 4pc Bathroom | Basement | 10`0" x 6`7" | 5pc Ensuite bath | Upper | 10`7" x 8`10" |
| 4pc Bathroom | Upper | 7`10" x 6`11" | Other | Basement | 9`3" x 6`9" |

Legal/Tax/Financial

Title:		Zoning:			
Fee Simple		**R-LD**			
Legal Desc:	**1110929**				

Remarks

Pub Rmks: **Imagine having the BEST OF BOTH WORLDS, a yard completely PRIVATE & TREED, and a FULLY RENOVATED home from top to bottom with Hardy Board Siding 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 - gas hook up if wanted, new dual furnace, 2 AC units, BBQ gas line, TV Wall Mount(s), Hot Water on Demand, 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