



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**26 RIDGE VIEW Place, Cochrane T2C 0P9**

MLS®#: **A2149817**      Area: **River Song**      Listing Date: **07/18/24**      List Price: **\$1,049,900**  
 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: **5,146 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,697**  
 Low Sqft:  
 Ttl Sqft: **2,697**

DOM

**60**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Cul-De-Sac,Rectangular Lot,Views**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor,Forced Air**  
 Sewer:  
 Ext Feat: **Other,Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**  
 Int Feat: **High Ceilings,Skylight(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>16`1" x 16`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>16`5" x 8`5"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`11" x 5`2"</b>
<b>Mud Room</b>	<b>Main</b>	<b>6`1" x 6`0"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>9`9" x 6`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`8" x 11`11"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>17`7" x 17`1"</b>
<b>Office</b>	<b>Main</b>	<b>16`0" x 11`9"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`1" x 5`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>17`3" x 15`4"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>17`3" x 15`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`2" x 10`11"</b>

<b>4pc Bathroom</b>	<b>Second</b>	<b>10`11" x 4`11"</b>	<b>Bonus Room</b>	<b>Second</b>	<b>15`2" x 12`8"</b>
<b>Laundry</b>	<b>Second</b>	<b>9`2" x 5`8"</b>	<b>Family Room</b>	<b>Lower</b>	<b>17`4" x 17`2"</b>
<b>Addition</b>	<b>Lower</b>	<b>8`6" x 8`0"</b>	<b>Game Room</b>	<b>Lower</b>	<b>18`11" x 15`5"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`11" x 9`9"</b>	<b>Walk-In Closet</b>	<b>Lower</b>	<b>5`9" x 4`4"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>7`7" x 4`11"</b>			

Legal/Tax/Financial

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

Remarks

Pub Rmks: **Discover luxury living at its finest on one of Cochrane's most coveted streets in the enchanting community of River Song. This exquisite residence, perched on the ridge with panoramic views of the Bow River Valley and a serene natural ravine, offers a sophisticated lifestyle just minutes west of Calgary. Enjoy the ease of access to the foothills and Rocky Mountains, right at your doorstep. The main floor is an absolute masterpiece, featuring 10ft ceilings and captivating views. A private study, a grand living room with a cozy gas fireplace, and an elegant dining area that opens to a maintenance-free sundeck make this home perfect for both entertaining and relaxation. The gourmet kitchen is a chef's dream, boasting full-height cabinets, 2" quartz countertops, top-of-the-line appliances, and a walk-through pantry leading to a mudroom with custom lockers, ideal for busy families. A stylish 2-piece powder room completes the main level. Spindle railings lead to the upper floor, where a loft-style vaulted bonus room greets you with stunning westward views. The luxurious primary suite, featuring vaulted ceilings, offers a spa-like 5-piece en suite with a tile and glass steam shower, a freestanding tub, a skylight, heated floors, and a spacious walk-in closet. Two additional generously sized bedrooms, another full bathroom, and a well-appointed laundry room with a sink complete this level. The lower level is an entertainer's paradise with 9ft ceilings, a sprawling family/media room, a games area with a wet bar, a 4-piece bath, and an additional bedroom perfect for guests. The attached double garage is meticulously finished with epoxy-coated floors and boasts heated flooring, a feature also found in the basement. Additional upgrades include built-in speakers, Hunter Douglas blinds, and an exposed aggregate driveway. Perfectly situated just steps away from Bow Valley High School and offering seamless access to both the mountains and downtown Cochrane, this home is a rare find. Experience timeless elegance and thoughtful design—click on the media link for an immersive video tour and book your private showing today!**

Inclusions: **Bar fridge, TV mounts**  
 Property Listed By: **RE/MAX Real Estate (Mountain View)**

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