



THE
A-TEAM

**RE/MAX
FIRST**

99 RIDGE VIEW Close, Cochrane T4C 0P8

MLS®#: **A2163960** Area: **River Song** Listing **09/11/24** List Price: **\$829,900**
 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: **4,356 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,311**
 Low Sqft:
 Ttl Sqft: **2,311**

DOM

8
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Private Yard**

Construction: **Cement Fiber Board,Concrete,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Double Vanity,Granite Counters,High Ceilings,No Smoking Home,Open Floorplan,Walk-In Closet(s),Wet Bar**
 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
4pc Bathroom

Basement
Upper

10`0" x 6`7"
7`10" x 6`11"

5pc Ensuite bath
Other
Legal/Tax/Financial

Upper
Basement

10`7" x 8`10"
9`3" x 6`9"

Title:
Fee Simple
Legal Desc:

1110929

Zoning:
R-LD

Remarks

Pub Rmks:

Welcome to your dream home in Riversong, where luxury meets tranquility. This stunning residence offers the perfect combination of modern convenience and timeless elegance, all set on a serene, PRIVATE lot with MATURE TREES. Completely RENOVATED from top to bottom in 2021, this home features HARDIE BOARD SIDING and over 3000 sq ft of meticulously designed living space. Step inside to find a spacious main floor that seamlessly flows through an OPEN-CONCEPT layout, adorned with WHITE OAK ENGINEERED HARDWOOD FLOORS and beautiful CERAMIC TILE flooring for your entry ways. The living room invites you to unwind with a cozy GAS FIREPLACE, built with FLOOR-TO-CEILING STONE surrounding, creating the ideal setting for both gatherings and quiet nights in. The gourmet kitchen is a chef's delight, boasting GRANITE COUNTERTOPS, stainless steel appliances, and MODERN LIGHTING over the island that features a BREAKFAST BAR. Soft-closing doors and drawers throughout the kitchen, along with ample cupboard space, ensure that all your storage needs are met with style. Ascend the SPIRAL STAIRCASE to discover three well-appointed bedrooms on the second level, including the luxurious master suite. The sunken BONUS ROOM, with its VAULTED CEILINGS, offers a versatile space perfect for relaxation or entertainment. The MASTER BEDROOM is a serene retreat, complete with a ceiling fan, a SPA-LIKE 5-piece ENSUITE with a SOAKER TUB, STAND UP SHOWER and a WALK-IN CLOSET. The FULLY FINISHED WALKOUT basement is an entertainer's dream, featuring a WET BAR, an additional bedroom with a bathroom, and 9-FOOT CEILINGS, making it the perfect space for hosting guests or enjoying family movie nights. Outside, the EAST-FACING backyard offers a peaceful retreat, surrounded by MATURE TREES that provide privacy and natural beauty. The expansive DECK, is equipped with a BBQ gas line, and is ideal for dining and taking in the tranquil surroundings. This home also boasts new systems throughout, including two new furnaces (2021), AIR CONDITIONERS (2021), hot water tank (2021), and windows throughout (2021). Additional amenities include central air conditioning, central vacuum, and a mudroom with built-ins. With its blend of luxury, functionality, and impeccable craftsmanship, this Riversong residence is the epitome of modern living. Don't miss your chance to make this extraordinary home yours—schedule your showing today!

Inclusions:
Property Listed By:

**TV Wall Mount(s), All Lighting Fixtures Attached, Refrigerator in Basement
eXp Realty**

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







