



THE
A-TEAM

**RE/MAX
FIRST**

16 RIDGE VIEW Close, Cochrane T4C 0J2

MLS®#: **A2181088** Area: **River Song** Listing **11/29/24** List Price: **\$679,900**
 Status: **Pending** County: **Rocky View County** Change: **-\$10k, 04-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2009**

Lot Information

Lot Sz Ar: **4,936 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,467**
 Low Sqft:
 Ttl Sqft: **2,467**

DOM

22
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Gazebo,Front Yard,Lawn,Landscaped,Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	20`0" x 15`0"
Living Room	Main	16`1" x 13`8"
Foyer	Main	8`0" x 6`5"
Laundry	Main	11`9" x 6`3"
Bedroom	Upper	11`11" x 11`5"
2pc Bathroom	Main	6`0" x 5`3"
4pc Bathroom	Upper	8`4" x 7`6"

Room	Level	Dimensions
Dining Room	Main	11`9" x 8`11"
Office	Main	12`6" x 8`9"
Bonus Room	Upper	16`0" x 14`0"
Bedroom - Primary	Upper	17`3" x 12`4"
Bedroom	Upper	13`2" x 11`11"
4pc Ensuite bath	Upper	13`8" x 7`8"

Title: **Fee Simple**
 Zoning: **R-LD**
 Legal Desc: **0910527**

Remarks

Pub Rmks: **Welcome to this beautifully updated home in the desirable community of Riversong. With a DOUBLE ATTACHED GARAGE and a SOUTH-FACING BACKYARD, this property combines comfort, style, and privacy. Step into the OPEN CONCEPT main floor, featuring REFINISHED HARDWOOD FLOORING, FRESH PAINT throughout, and NEWLY PAINTED WHITE CABINETS with SOFT GOLD ACCENTS. The kitchen boasts GRANITE COUNTERTOPS, a WALKTHROUGH PANTRY, and STAINLESS STEEL APPLIANCES, including a GAS STOVE, FRIDGE (new), and DISHWASHER (new). The living room is a cozy retreat with a GAS FIREPLACE and an OPEN-TO-ABOVE design, creating a bright and airy space. Conveniently, the main floor also includes MAIN FLOOR LAUNDRY with a NEW WASHER & DRYER and a PRIVATE OFFICE, off the front of the home. Upstairs, enjoy modern LUXURY VINYL PLANK FLOORING and a freshly UPDATED BANISTER. The upper level offers a spacious BONUS ROOM, two bright kids' bedrooms, and a 4-piece guest bathroom. The master suite is a true sanctuary, complete with a WALK-IN CLOSET and an ENSUITE featuring a SOAKER TUB and a STAND ALONE SHOWER. This home is packed with extras, including ON-DEMAND HOT WATER, a NEW AIR CONDITIONER, and DUAL FURNACES for year-round comfort. The SOUTH FACING BACKYARD offers a charming GAZEBO, featuring ARTIFICIAL TURF in this space, and a natural tree-lined backdrop making it feel private for you and your guests to enjoy. Meticulously maintained, this home offers a perfect balance of functionality and modern design in a family-friendly community. Don't miss your chance to make it yours!**

Inclusions: **All Lighting Fixtures Attached, Gazebo in Backyard, TV Wall Mount(S)**
 Property Listed By: **eXp Realty**

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







