



THE
A-TEAM

**RE/MAX
FIRST**

112 RIDGE VIEW Close, Cochrane T4C 0P8

MLS®#: **A2191898** Area: **River Song** Listing Date: **02/27/25** List Price: **\$699,900**
 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: **4,722 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,908**
 Low Sqft:
 Ttl Sqft: **1,908**

DOM

37
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Many Trees,No Neighbours Behind**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Fire Pit,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`4" x 12`2"	Dining Room	Main	11`11" x 8`10"
Living Room	Main	15`0" x 12`6"	Laundry	Main	12`5" x 6`1"
Bonus Room	Upper	17`11" x 14`11"	Bedroom - Primary	Upper	13`4" x 11`7"
Bedroom	Upper	11`0" x 8`11"	Bedroom	Upper	9`11" x 8`11"
2pc Bathroom	Main	7`6" x 2`11"	4pc Bathroom	Upper	7`11" x 4`11"
4pc Ensuite bath	Upper	11`11" x 7`9"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1110929

Zoning:
R-LD

Remarks

Pub Rmks:

This stunning home in River Song offers an OPEN-CONCEPT main floor with HARDWOOD FLOORING. The spacious kitchen features a large ISLAND, GRANITE COUNTERTOPS, and stainless steel appliances. The inviting living room is centred around a GAS FIREPLACE with a MANTLE, creating a warm and cozy atmosphere. A convenient MAIN-FLOOR LAUNDRY ROOM and a 2-piece bathroom complete this level. Upstairs, a bright BONUS ROOM provides extra living space, along with a 4-piece guest bathroom and two well-sized bedrooms. The primary bedroom boasts large WEST FACING WINDOWS, a WALK-IN CLOSET, and a luxurious 4-piece ENSUITE with a SOAKING TUB and STAND-ALONE SHOWER. Step outside to the fully LANDSCAPED west-facing backyard, which backs onto a serene treed area with NO NEIGHBOURS BEHIND. Enjoy summer evenings on the deck with a GAS BBQ HOOKUP or gather around the FIRE PIT for cozy nights under the stars. Additional features include CENTRAL AIR CONDITIONING and an unfinished basement for endless possibilities. Located in a desirable community close to parks, schools, and amenities, this home is a must-see. Book your showing today!

Inclusions:
Property Listed By:

**All Lighting Fixtures Attached, TV Wall Mounts, Fire Pit
eXp Realty**

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





