

# \$724,900 - 135 Ridge View Green, Cochrane

MLS® #A2203902

**\$724,900**

3 Bedroom, 3.00 Bathroom, 2,715 sqft

Residential on 0.11 Acres

River Song, Cochrane, Alberta

BACK ON THE MARKET DUE TO FINANCING. PRICE REDUCED BY OVER \$50K!! Incredible Cal Bridge home in the wonderful community of River Song. Outside the house is beautifully done with Hardie board siding, cedar accents, exposed aggregate driveway, and large front porch to enjoy a coffee or tea in the morning. Walk in and you are greeted with a full height ceiling leading you into a stunning main floor layout. 9ft knockdowns throughout, 4pc Alder hardwood flooring. Large dining room features a 2 sided gas fireplace with tile surrounding. Gourmet kitchen features full height cupboards, granite, extra pot drawers, built in maple pantry, SS appliances, and a large island with bar seating. The formal living room has a shared fireplace, coffered ceilings and large windows giving views of the yard and deck. Also included on the main floor is a formal office with a built in desk and filing drawers, mudroom connecting to the garage and half bathroom. Upstairs you will find a large bonus room with vaulted ceilings. 2 good sized bedrooms and an oversized master with 5pc en-suite, vaulted ceilings and a large walk-in closet. The laundry is located on the upper floor where it is needed the most and is opposite the 4pc guest bathroom. The large un-finished basement is ready to be developed into your dream space and includes 8pc ceilings, large windows and rough ins for a bathroom and wet bar. The backyard features a large deck with plenty of storage



room underneath, a lower wood deck and a built in storage shed. Located close to Bow Valley high school and the upcoming K-8 school and a two minute walk from the ridge view pathway leading through the ravine down to the river. Come and check out this beautiful property in beautiful Cochrane as it's a perfect place to grow with your family. Please book your private showing today!!

Built in 2010

### **Essential Information**

MLS® #	A2203902
Price	\$724,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,715
Acres	0.11
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	135 Ridge View Green
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0J1

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bathroom Rough-in, High Ceilings, Granite Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Freezer, Other, See Remarks, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Rain Gutters
Lot Description	Back Yard, Landscaped, Lawn, Rectangular Lot, See Remarks, Yard Drainage
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 26th, 2025
Days on Market	175
Zoning	R-LD

## Listing Details

Listing Office	CIR Realty
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