

# \$699,900 - 188 Ridge View Close, Cochrane

MLS® #A2212918

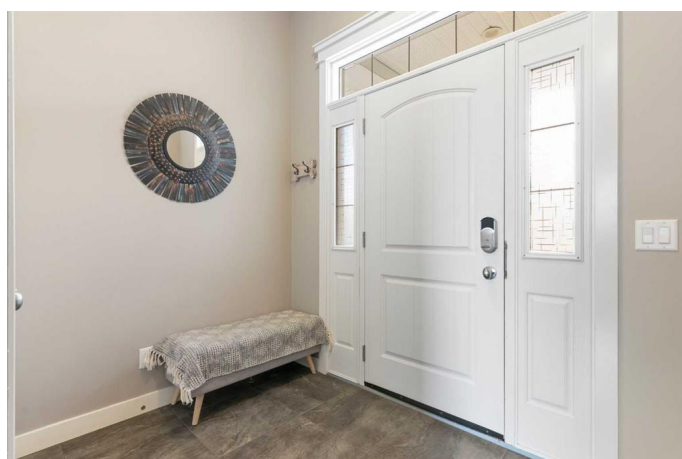
**\$699,900**

4 Bedroom, 4.00 Bathroom, 2,004 sqft

Residential on 0.10 Acres

River Song, Cochrane, Alberta

Welcome to your family's new home in the sought-after Cochrane community of River Song. Nestled on a quiet street with views of the nature reserve behind it, this stylish residence offers over 2,800 sq ft of thoughtfully designed living space, complete with 4 bedrooms, 3.5 bathrooms, central air conditioning, and tall ceilings. Step through the spacious front entry and be greeted by an abundance of natural light that fills the open-concept main floor. The beautifully appointed kitchen features stainless steel appliances, granite countertops, a full pantry, and an oversized island perfect for entertaining. The adjoining living room, centered around a striking fireplace feature wall, and the inviting dining area with access to the rear deck create a seamless flow for both everyday living and hosting guests. A convenient powder room and main floor laundry complete the main level. Upstairs, you'll find three generously sized bedrooms and a bright, airy bonus room with patio doors that lead to a private balcony—an ideal spot to relax with the family. The king-sized primary suite is a true retreat with a luxurious 5-piece ensuite, dual vanities, and a walk-in closet. The fully developed lower level with large windows expands your living space with a spacious family room, a games area, a fourth bedroom, and a full bathroom—perfect for guests or growing families. Step outside to a beautifully landscaped backyard where a large deck and ravine views set the stage for



memorable outdoor entertaining. The double attached garage and exposed aggregate driveway provide ample parking and curb appeal. Enjoy the best of Cochrane living with scenic pathways and the river just steps from your front door. Families will appreciate the close proximity to schools and playgrounds, while the vibrant downtown is just minutes away. With quick access to Highway 1 and 1A, commuting to Calgary or escaping to the mountains is a breeze. Don't miss your chance to call this exceptional property home. Book your private showing today and start living the lifestyle you deserve.

Built in 2012

### **Essential Information**

MLS® #	A2212918
Price	\$699,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,004
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	188 Ridge View Close
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0J2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s), Soaking Tub
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	2
Zoning	R-LD

## Listing Details

Listing Office	RE/MAX House of Real Estate
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