



**99 Ridge View Close  
Cochrane, Alberta**

**MLS # A2302374**



**\$815,000**

<b>Division:</b>	River Song		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,328 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Tankless Hot Water, Walk-In Closet(s), Wet Bar		

**Inclusions:** fridge in basement

Welcome to Riversong &mdash; a beautifully transformed home where thoughtful design and everyday comfort come together on a charming, private lot enhanced by mature trees. Extensively renovated in 2021, this residence offers over 3,000 sq ft of refined living space, wrapped in durable Hardie Board siding and finished with elevated materials throughout. Step inside to a bright, open main level designed for effortless flow. White oak engineered hardwood spans the living and dining areas, complemented by elegant ceramic tile at the entrances. The inviting great room is anchored by a dramatic floor-to-ceiling stone gas fireplace, creating warmth and architectural impact. The kitchen balances sophistication and functionality with granite countertops, stainless steel appliances, modern pendant lighting, soft-close cabinetry, and a generous island with seating &mdash; ideal for casual dining and entertaining alike. A graceful curved staircase leads to the upper level, where three bedrooms and a sunken bonus room with vaulted ceilings provide versatile living space. Whether used as a media room, lounge, or play area, this flexible space adapts to your needs. The primary suite offers a peaceful retreat with a walk-in closet and a spa-inspired five-piece ensuite featuring a deep soaker tub and separate glass shower. A large upper floor laundry includes built in counter and cupboard space plus a sink for added convenience. The fully finished walkout basement extends your living space with 9-foot ceilings, a wet bar, an additional bedroom, and a full bathroom &mdash; perfect for guests, teens, or multi-generational living. The backyard offers charm and privacy, complemented by mature trees and an expansive deck complete with a built-in gas line for effortless summer entertaining. New outdoor permanent lighting recently added for year round settings of your choice.

Additional features include a 2 furnaces, on demand hot water, new water softener, central air conditioning, central vacuum, and a functional mudroom with built-in storage. Permanent outdoor lighting. Beautifully updated, thoughtfully maintained, and move-in ready &mdash; this Riversong home delivers both style and substance.