



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**36 Ridge View Close
Cochrane, Alberta**

MLS # A2307650



\$799,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | River Song | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,473 sq.ft. | Age: | 2013 (13 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Oversized | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Lawn, Low Maintenance Landscape, No Back Lane, | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Asphalt, Concrete, Wood Frame | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows | | |

Inclusions: Dishwasher Down, Fridge Down

WOW—an exceptional offering in Riversong! Beautifully updated and offering over 3,600 sq ft of developed living space, this fully finished 5-bedroom, 3.5-bath home delivers incredible value and style. The main floor features a flexible front room, a spacious family room anchored by a cozy gas fireplace and dramatic open-to-above ceilings, and a gourmet kitchen with granite countertops, built-in stainless steel appliances, gas cooktop, under-cabinet lighting, a walk-through pantry, and a true wine cellar. Upstairs offers three bedrooms plus a vaulted bonus room with views of the ridge, including a stunning primary retreat with vaulted ceilings and a fully reimagined 5-piece ensuite with separate tub and shower, along with convenient upper laundry. The fully developed basement adds two more bedrooms, a full bath, and a large recreation room with front, rear, and centre speakers already installed for a full home theatre experience (5.1 rough-in complete). High-end finishes throughout include 9” ceilings on all three levels, hardwood and tile flooring, upgraded carpet, 5” baseboards, 3.5” casings, Kohler fixtures, granite throughout, California shutters on all three levels, and custom built-ins. Step outside to your professionally renovated, sunny south-facing backyard—featuring a composite deck, cedar privacy screens, and firepit—perfect for entertaining. The oversized garage offers massive additional storage space, completing this exceptional home.