



GRASSROOTS

REALTY GROUP

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**172 Ridge View Close
Cochrane, Alberta**

MLS # A2317877



\$950,000

Division:	River Song		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,462 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Fruit Trees/Shrub(s), Landscaped		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Wired for Sound		
Inclusions:	N/A		

This impressive two-storey former show home with a fully finished walkout basement is ideally perched on the ridge in River Song and offers more than 3,500 sq. ft. of beautifully designed living space. Featuring five bedrooms, three and a half bathrooms, a front den, and a bright open-concept kitchen, dining, and living area centred around a chef-inspired kitchen, this home is thoughtfully designed for both everyday comfort and stylish entertaining. A private bonus room and a warm, inviting family room in the walkout level further enhance the home's exceptional layout. From the moment you arrive, the charming front porch welcomes you into a spacious foyer that opens to the private front den and the expansive main living, dining and kitchen area. The main floor is further complemented by a generous combined laundry and mud room, along with a convenient two-piece powder room. Upstairs, you'll find a distinctive bonus room with a fireplace, two additional bedrooms, a four-piece bathroom, and a spacious primary retreat complete with a luxurious five-piece spa-inspired ensuite and a large walk-in closet. The lower level offers a substantial family and games room, two more bedrooms, a four-piece bathroom, and ample storage. This is a remarkable home that must be seen to be fully appreciated.