



GRASSROOTS
REALTY GROUP

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**14 Ridge View Place
Cochrane, Alberta**

MLS # A2331744



\$949,000

Division:	River Song		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,684 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Gentle S		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Hot Tub and Mini Fridge in Basement

Morning coffee tastes a little better when it comes with a sunrise over the valley. Perfectly positioned against a beautiful nature reserve, this Jayman built bungalow offers peaceful views, visiting wildlife and just under 3300 square feet of beautifully finished living space across two levels. A spacious front entry opens into a bright and inviting main floor, where 9 foot ceilings and expansive windows keep the surrounding landscape front and centre. At the heart of the home, the impressive kitchen combines style and function with granite countertops, stainless steel appliances, a gas cooktop, built in oven and microwave, a large island with seating and a convenient walk through pantry connecting directly to the garage entry. Gather around the dining table, relax beside the gas fireplace or step onto the incredible 350 square foot deck and let the view do the entertaining. The primary retreat also opens directly onto the deck and includes a walk in closet with custom built ins and a luxurious five piece ensuite with heated floors. A powder room and stacked laundry complete the main level. Downstairs, the builder finished fully developed walkout offers an exceptional extension of the living space, with a double sided gas fireplace connecting the games and family rooms, a wet bar, three spacious bedrooms, a four piece bathroom, a second laundry room and generous storage. Additional highlights include built ins throughout, two high efficiency furnaces, granite countertops, two gas fireplaces, wired for sound, a fully fenced yard, durable Hardie Board exterior and an oversized insulated and drywalled double garage. This is the kind of home that lets you slow down, step outside and appreciate exactly where you live. Come experience the view for yourself and imagine starting every morning right here.

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