



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

27 Ridge View Place
Cochrane, Alberta

MLS # A2335265



\$1,079,999

Division:	River Song		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,724 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated, Oversized, See Re		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Low Main		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Alarm (not under contract), hot tub, TV wall mounts, storage cabinets in garage, solar panels, electric winch hanging bike rack in the garage, 2nd fridge

Welcome to this exceptional WALKOUT BUNGALOW TWO Bedrooms main floor backing onto protected greenspace in a beautiful Cochrane location. Featuring over 3,000 sq. ft. of developed living space, ,combines comfort, efficiency, and a peaceful natural setting, with views of wildlife right from your backyard. The current owners have invested approximately \$80,000 in upgrades. The open-concept main floor offers a spacious kitchen with soft-close oak cabinetry, granite countertops, a new refrigerator, and quality appliances, flowing seamlessly into the dining and living areas. Large windows overlook the greenspace, while the cozy gas fireplace features a limestone surround and custom oak mantel. The primary suite offers a relaxing retreat with a walk-in closet with built in cabinetry and private ensuite, complete with views of the environmental reserve. A second main-floor bedroom provides flexibility for guests or a home office. You will appreciate the spacious laundry room with built-in oak cabinetry. The fully developed walkout basement includes in-floor heating, a large recreation area, two additional bedrooms, a full bathroom, and an abundance of storage. Step outside to enjoy the upper Duradek deck with a natural gas BBQ hookup, plus a dry covered patio below. The lower patio features a two-person lounging hot tub and a newer premium Suncoast SCREEN ROOM room designed to block 90% of the wind an UV light to make your hot tub experience more enjoyable. Additional highlights include 38 SOLAR PANELS (take advantage of reduced utility costs), AIR CONDITIOING, an oversized double attached garage with storage units and EPOXY floors that can accommodate both a truck and an SUV, dual hot water tanks, an alarm system, built-in IRRIGATION, generous storage in the mechanical room and under the stairs, and a fantastic location just

45 minutes from the mountains. A rare opportunity to own this outstanding property, offering the perfect balance of luxury, efficiency, comfort, and natural beauty.