



GRASSROOTS
REALTY GROUP

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**176 Ridge View Close
Cochrane, Alberta**

MLS # A2339517



\$998,000

Division:	River Song		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,211 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Composite Siding, Metal Siding , Stone

Foundation: Poured Concrete

Features: Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: remotes for blinds

Some homes give you more space. This one gives you room to live. Tucked along a private ridge in Cochrane and backing onto a beautiful natural corridor of mature trees, green space and pathways, this former Jayman show home offers the rare combination of an established neighbourhood, an exceptional family floor plan and a backyard that feels wonderfully removed from it all. With approximately 3,200 sq. ft. above grade and more than 4,600 sq. ft. of developed living space, this is a home designed for the seasons of family life — big dinners around the table, movie nights upstairs, teenagers claiming the walkout basement, summer evenings on the deck and quiet mornings looking out over the trees. Inside, the home carries the upgraded finish expected of Jayman's former Edworthy Estate show home. The heart of the main floor is an impressive chef-inspired kitchen with extensive cabinetry, granite countertops, an oversized centre island and a substantial collection of JennAir appliances, including a gas range, built-in convection oven, warming drawer and beverage fridge. It opens naturally into the main living and dining spaces, creating a layout that feels equally suited to everyday family life and a house full of guests. Upstairs, a large bonus room creates a comfortable place to gather away from the main floor, while the primary suite feels like a true retreat. His-and-hers closets lead into a generous five-piece ensuite with dual vanities, heated floors, an air-jetted tub and separate shower. Two additional bedrooms and a beautifully finished laundry room complete the upper level. Downstairs, the fully developed walkout adds another entire layer of living space with two bedrooms, a family room, wet bar, exercise room, four-piece bathroom, high ceilings, a second laundry connection and in-floor heating. Whether you envision space for

older children, extended family, guests, fitness or simply room to spread out, the flexibility here is exceptional. But it may be what happens outside that makes this home particularly special. Step onto the covered upper deck and your view is filled with greenery. Below, the walkout opens to a covered patio and a beautifully established backyard framed by mature trees, with the pathway and natural landscape extending beyond. It creates a sense of privacy and breathing room that can be difficult to find without leaving town. Add air conditioning, underground irrigation, thoughtful built-ins and substantial storage, and you have a home that has been designed to make a large footprint remarkably livable. More than 4,600 sq. ft. to live in. Nature just beyond your backyard. And all of it right here in Cochrane. Maybe the escape you've been looking for is closer than you think.