



GRASSROOTS
REALTY GROUP

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**95 Ridge View Place
Cochrane, Alberta**

MLS # A2343772



\$1,070,000

Division:	River Song		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,364 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Concrete	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, Walk-In Closet(s)		
Inclusions:	None		

* Open House - Saturday 3-5pm * Experience elevated living in this exceptional residence, where breathtaking Rocky Mountain, Wildcat Hills, and Bow River views unfold from all three levels of the home. Ideally positioned on a quiet cul-de-sac and backing directly onto a picturesque ecological reserve, this property offers an unparalleled sense of privacy, tranquility, and connection to nature. Mature landscaping creates a beautifully secluded outdoor retreat, while direct access to scenic pathways provides effortless opportunities for walking, hiking, biking, and running through the reserve and along routes connecting to Cochrane and the Bow River. Wildlife sightings, including deer, owls, and an abundance of birdlife, further enhance this remarkable setting. Designed for both refined everyday living and effortless entertaining, the home features a spacious oversized 2.5-car garage with exceptional storage and workspace, a thoughtfully designed walk-through pantry, central air conditioning, and a beautifully finished lower level. The oversized basement bedroom boasts a custom-built walk-in closet, while the inviting family room is anchored by a new gas fireplace, creating a warm and sophisticated space to unwind. A covered lower-level deck allows you to enjoy the spectacular views in every season. Recent enhancements include new luxury vinyl plank flooring throughout the upper level, a brand-new ultra-quiet Bosch dishwasher, and a dual hot water tank system for increased capacity and efficiency. Enjoy the convenience of being within walking distance to the high school and the new K-8 school currently being built. This is an opportunity to own a truly special property where luxury, privacy, breathtaking scenery, and an exceptional outdoor lifestyle come together.

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