



GRASSROOTS
REALTY GROUP

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**14 Ridge View Place
Cochrane, Alberta**

MLS # A2349467



\$900,000

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: N/A

OPEN HOUSE Sunday October 4 from 1:00-3:00 Backing onto a nature reserve with sweeping valley views, this Jayman built walkout bungalow offers just under 3,300 sq ft made for the moments that matter. Picture Thanksgiving here. The turkey is in the built in oven, side dishes bubble on the gas cooktop, and everyone gathers around the huge granite island while the aspens glow gold outside. The walk through pantry from the garage makes unloading groceries easy, and the dining area has room for the whole table. After dinner, the family spills onto the 350 sq ft glass rail deck for pie and that view. Then comes Christmas, and it's pure magic. Snow blankets the valley, the gas fireplace casts a warm glow over the living room, and the big windows and 9 ft ceilings make it feel like you're living in a holiday card. The primary retreat is your quiet escape, with deck access, a cabinet lined walk through closet and a spa inspired 5 pce ensuite with heated floors, a soaker tub and a glass shower. A powder room, laundry and a built in desk nook complete the main floor. When the cousins arrive, the builder finished walkout is ready. Board games by the double sided fireplace, eggnog at the wet bar, and three bedrooms plus a 4 pce bath so out of town guests can stay a while. A second laundry room keeps holiday chaos in check, and the covered patio and fenced yard lead out to the reserve for winter walks and summer BBQs. Two high efficiency furnaces, built in sound, durable Hardie Board and an oversized insulated double garage take care of the rest. This is the home your family will gather in for years to come. Come see it and start imagining your first holiday here!