



**99 Ridge View Close  
Cochrane, Alberta**

**MLS # A2140669**



**\$835,000**

<b>Division:</b>	River Song		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,311 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Landscaped, Many Trees, Street Lighting, Private		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Electric Range - gas hook up if wanted, new dual furnace, 2 AC units, BBQ gas line, TV Wall Mount(s), Hot Water on Demand, All Lighting Fixtures attached,

Imagine having the BEST OF BOTH WORLDS, a yard completely PRIVATE & TREED, and a FULLY RENOVATED home from top to bottom with Hardy Board Siding in Riversong. Offering a blend of comfort, elegance, and modern convenience. Step inside to discover a spacious main floor adorned with white oak engineered hardwood and ceramic tile flooring, creating a seamless flow throughout the open-concept layout. The living room welcomes you with a cozy gas fireplace accented by floor-to-ceiling stone, providing a perfect ambiance for gatherings or quiet evenings at home. The beautiful kitchen boasts granite countertops, stainless steel appliances, pendant lighting over the island with a breakfast bar, and soft-closing doors and drawers with ample cupboard space ensuring all your storage needs are met. Ascend the spiral staircase to the second level, where three bedrooms await, including the luxurious master suite. The sunken bonus room with a vaulted ceiling and ceiling fan offers a versatile space for relaxation or entertainment. The master bedroom features a ceiling fan, a 5-piece ensuite with a soaker tub, and a walk-in closet, providing a serene retreat at the end of the day. The walk-out basement is an entertainer's paradise and makes this home over 3000sqft of living space, featuring a wet bar, an additional bedroom with a bathroom, and 9-foot ceilings, creating an inviting atmosphere for hosting guests or enjoying family movie nights. Situated on a serene lot with a private, well-treed east-facing backyard, this residence is a true retreat for those seeking tranquility and luxury. This stunning home underwent a full renovation in 2021, everything in this home is new! New Furnace, New Air Conditioners, New Hot Water Tank, New Windows. Additional amenities include central air conditioning, central vacuum, a mudroom with built-ins, and a deck spanning

the back of the house with a BBQ gas line, perfect for alfresco dining and enjoying the peaceful surroundings. With its blend of luxury, functionality, and impeccable craftsmanship, this Riversong residence offers a lifestyle of unparalleled comfort and sophistication. Don't miss the opportunity to make this your dream home &ndash; schedule your showing today!