

**99 Ridge View Close
Cochrane, Alberta**

MLS # A2313785



\$789,000

Division:	River Song		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,325 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Stone, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Open Floorplan, Soaking Tub, Stone Counters, Storage, Tankless Hot Water		
Inclusions:	Basement; Refrigerator. Permanent Outdoor Lights. All Window Coverings. TV Wall Mount. Central Vacuum & Attachments (As Is).		

Located in the established community of Riversong, this fully finished walkout home offers over 3,000 sq ft of updated living space on a private lot surrounded by mature trees, creating a setting that feels tucked away in a way newer communities often can't replicate. Extensively renovated in 2021, the updates here go far beyond surface level, including Hardie Board siding, windows, furnaces, air conditioning, hot water tank, and the interior finish selections that give the home its current feel. The main floor features white oak engineered hardwood, a striking floor-to-ceiling stone fireplace, and a kitchen that feels both polished and functional. Granite countertops, stainless steel appliances, soft-close cabinetry, updated lighting, and a generous island with seating create a space that naturally becomes the centre of the home. The curved staircase adds architectural character, while built-in storage at the garage entry keeps things organized without taking over the space. Upstairs, the sunken bonus room with vaulted ceilings adds a bit of personality and creates a separate living space away from the main floor. The primary suite includes a five-piece ensuite with dual vanities, a soaker tub, glass shower, and walk-in closet. Two additional bedrooms, a full bathroom, and upper laundry with built-in storage and sink complete the level. The fully finished walkout basement adds another layer of usable space with 9-foot ceilings, a wet bar, fourth bedroom, full bathroom, and a large recreation area that gives you flexibility depending on how life looks now or down the road. Outside, the east-facing backyard offers the kind of privacy mature communities are known for, with towering trees, an expansive upper deck with gas BBQ hookup, and a walkout patio below that extends the living space outdoors. Riversong continues to be a favourite for buyers who

want established surroundings with strong access to Cochrane's outdoor lifestyle. The Bow River pathways, parks, and Spray Lakes are all close by, while families will appreciate proximity to Bow Valley High School and the new K‐8 school in Rivercrest that is underway. Downtown amenities, everyday shopping, and quick access into Calgary via Hwy 1 are all within easy reach. Call your favourite realtor and book a showing today!