

**172 Ridge View Close  
Cochrane, Alberta**

**MLS # A2317877**



**\$950,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | River Song  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,462 sq.ft.  | <b>Age:</b>   | 2011 (15 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached  |               |                   |
| <b>Lot Size:</b> | 0.12 Acre   |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Few Trees, Fruit Trees/Shrub(s), Landscaped |               |                   |

|                    |                                |                   |      |
|--------------------|--------------------------------|-------------------|------|
| <b>Heating:</b>    | In Floor, Forced Air           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Composite Siding, Stone        | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -    |

**Features:** Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Wired for Sound

**Inclusions:** N/A

||| Open House/s Saturday June 6th (11-2pm) & Sunday June 7th (11-2pm) ||| This impressive two-storey former show home with a fully finished walkout basement is ideally perched on the ridge in River Song and offers more than 3,500 sq. ft. of beautifully designed living space. Featuring five bedrooms, three and a half bathrooms, a front den, and a bright open-concept kitchen, dining, and living area centred around a chef-inspired kitchen, this home is thoughtfully designed for both everyday comfort and stylish entertaining. A private bonus room and a warm, inviting family room in the walkout level further enhance the home's exceptional layout. From the moment you arrive, the charming front porch welcomes you into a spacious foyer that opens to the private front den and the expansive main living, dining and kitchen area. The main floor is further complemented by a generous combined laundry and mud room, along with a convenient two-piece powder room. Upstairs, you'll find a distinctive bonus room with a fireplace, two additional bedrooms, a four-piece bathroom, and a spacious primary retreat complete with a luxurious five-piece spa-inspired ensuite and a large walk-in closet. The lower level offers a substantial family and games room, two more bedrooms, a four-piece bathroom, and ample storage. This is a remarkable home that must be seen to be fully appreciated.