

# \$699,900 - 188 Ridge View Close, Cochrane

MLS® #A2212918

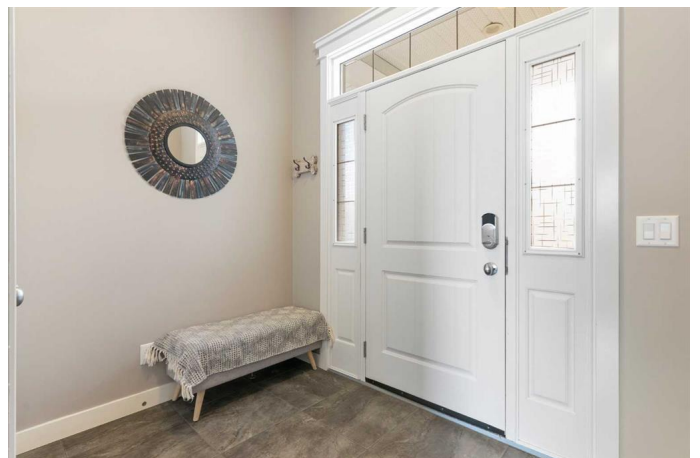
**\$699,900**

4 Bedroom, 4.00 Bathroom, 2,004 sqft

Residential on 0.10 Acres

River Song, Cochrane, Alberta

Welcome to your family's new home in the sought-after Cochrane community of River Song. Nestled on a quiet street with views of the nature reserve behind it, this stylish residence offers over 2,800 sq ft of thoughtfully designed living space, complete with 4 bedrooms, 3.5 bathrooms, central air conditioning, and tall ceilings. Step through the spacious front entry and be greeted by an abundance of natural light that fills the open-concept main floor. The beautifully appointed kitchen features stainless steel appliances, granite countertops, a full pantry, and an oversized island perfect for entertaining. The adjoining living room, centered around a striking fireplace feature wall, and the inviting dining area with access to the rear deck create a seamless flow for both everyday living and hosting guests. A convenient powder room and main floor laundry complete the main level. Upstairs, you'll find three generously sized bedrooms and a bright, airy bonus room with patio doors that lead to a private balcony—an ideal spot to relax with the family. The king-sized primary suite is a true retreat with a luxurious 5-piece ensuite, dual vanities, and a walk-in closet. The fully developed lower level with large windows expands your living space with a spacious family room, a games area, a fourth bedroom, and a full bathroom—perfect for guests or growing families. Step outside to a beautifully landscaped backyard where a large deck and ravine views set the stage for



memorable outdoor entertaining. The double attached garage and exposed aggregate driveway provide ample parking and curb appeal. Enjoy the best of Cochrane living with scenic pathways and the river just steps from your front door. Families will appreciate the close proximity to schools and playgrounds, while the vibrant downtown is just minutes away. With quick access to Highway 1 and 1A, commuting to Calgary or escaping to the mountains is a breeze. Don't miss your chance to call this exceptional property home. Book your private showing today and start living the lifestyle you deserve.

Built in 2012

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212918    |
| Price          | \$699,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,004       |
| Acres          | 0.10        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 188 Ridge View Close |
| Subdivision | River Song           |
| City        | Cochrane             |
| County      | Rocky View County    |
| Province    | Alberta              |
| Postal Code | T4C 0J2              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s) |
| Appliances        | See Remarks                                                                                                                                                               |
| Heating           | Forced Air, Natural Gas                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                         |
| Fireplaces        | Gas, Living Room, Tile                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                       |
| Basement          | Finished, Full                                                                                                                                                            |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Other                        |
| Lot Description   | Back Yard, Landscaped        |
| Roof              | Asphalt Shingle              |
| Construction      | Composite Siding, Wood Frame |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 7                |
| Zoning         | R-LD             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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