

# \$779,000 - 135 Ridge View Green, Cochrane

MLS® #A2203902

**\$779,000**

3 Bedroom, 3.00 Bathroom, 2,715 sqft

Residential on 0.11 Acres

River Song, Cochrane, Alberta

Incredible Cal Bridge home in the wonderful community of River Song. Outside the house is

beautifully done with Hardie board siding, cedar accents, exposed aggregate driveway, and

large front porch to enjoy a coffee or tea in the morning. Walk in and you are greeted with a full

height ceiling leading you into a stunning main floor layout. 9ft knockdowns throughout, 4â€•

Alder hardwood flooring. Large dining room features a 2 sided gas fireplace with tile surrounding. Gourmet kitchen features full height cupboards, granite, extra pot drawers, built in

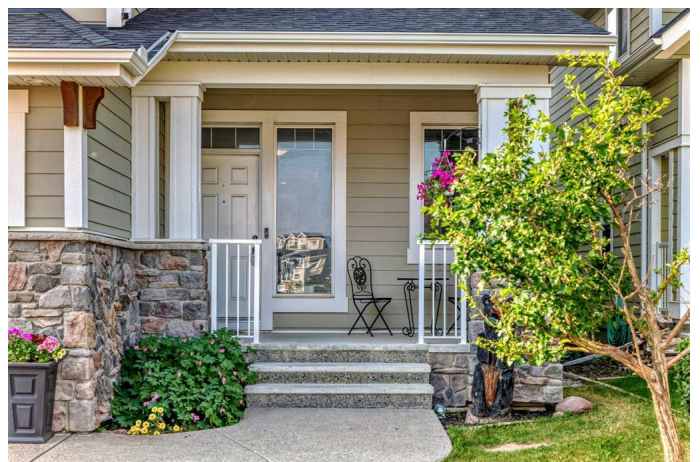
maple panty, SS appliances, and a large island with bar seating. The formal living room has a

shared fireplace, coffered ceilings and large windows giving views of the yard and deck. Also

included on the main floor is a formal office with a built in desk and filing drawers, mudroom

connecting to the garage and half bathroom.

Upstairs you will find a large bonus room with vaulted ceilings. 2 good sized bedrooms and an oversized master with 5pc en-suite, vaulted ceilings and a large walk-in closet. The laundry is located on the upper floor where it is needed the most and is opposite the 4pc guest bathroom. The large un-finished basement is ready to be



developed into your dream space and includes 8â€™-6â€™ ceilings, large windows and rough ins for a bathroom and wet bar. The backyard features a large deck with plenty of storage room underneath, a lower wood deck and a built in storage shed. Located close to Bow Valley high school and the upcoming K-8 school and a two minute walk from the ridge view pathway leading through the ravine down to the river. Come and check out this beautiful property in beautiful Cochrane as it's a perfect place to grow with your family. Please book your private showing today!!

Built in 2010

### **Essential Information**

MLS® #	A2203902
Price	\$779,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,715
Acres	0.11
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	135 Ridge View Green
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta

Postal Code T4C 0J1

### Amenities

Parking Spaces 5  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Granite Counters, High Ceilings, Vaulted Ceiling(s), Bathroom Rough-in  
Appliances Dishwasher, Freezer, Microwave, Range Hood, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings, Other  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features BBQ gas line, Rain Gutters  
Lot Description Back Yard, Landscaped, Lawn, Rectangular Lot, See Remarks, Yard Drainage  
Roof Asphalt Shingle  
Construction Composite Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 26th, 2025  
Days on Market 25  
Zoning R-LD

### Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.