



18 Ridge View Place Cochrane Alberta

\$1,165,000

Welcome to 18 Ridge View Place, one of the most beautiful streets in the lovely community of RIVERSONG. This home has over 4400 square feet of developed space, boasting 5 BEDROOMS (each with it's own walk-in closet) and 5 BATHROOMS. Location is prime, backing onto a NATURAL RAVINE, with no homes directly behind you. You'll love the gorgeous VIEWS from all 3 levels. The MAIN floor welcomes you with a front OFFICE, a Formal Dining Room and Living Room. You will be drawn in with the fantastic views. This beautiful kitchen is spacious and elegant, with a large ISLAND and quartz countertops, an Electric Cooktop and CHEF's hood fan, a built-in oven, and an oversized fridge with DOUBLE DOORS. Enjoy the full length BALCONY for your peaceful, outdoor viewing pleasure. The kitchen wraps around to a BUTLER'S PANTRY for prepping and coffee & beverage station, plus another large walk-in PANTRY for all your food storage needs. A seamless transition to the MUD ROOM with custom built-in shelving/cubicles, and the well sized Garage. The UPPER level has high/vaulted ceilings, a bright & sunny LAUNDRY ROOM, a full main bathroom, and 4 Bedrooms. PRIMARY BEDROOM is huge, with a lovely 5 piece ENSUITE, including a rainfall shower head and jetted tub - VIEWS!!! You'll love the massive, walk-in closet with CUSTOM BUILT-INS, a CLOSET ISLAND, and natural light. Uniquely, the BONUS ROOM has been professionally converted into a 5th BEDROOM, with it's own PRIVATE ENSUITE and WALK-IN closet. This would be an ideal Nanny quarters, teenagers or guests. The LOWER, WALK-OUT level is 1357 square feet - mostly wide open FLEX space, with a cozy, WOOD-BURNING fireplace, another LARGE BEDROOM and full BATHROOM, and a mechanical/utility room with more than adequate STORAGE space. FRENCH DOORS lead out to the PATIO where you can enjoy the HOT TUB and NATURE at it's best! This well-buil...

Bedroom 16.75 Ft x 12.58 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

Furnace 19.92 Ft x 15.33 Ft

Other 32.83 Ft x 13.83 Ft

Office 14.83 Ft x 10.83 Ft

Pantry 22.17 Ft x 8.00 Ft

Pantry 7.25 Ft x 5.25 Ft

2pc Bathroom 5.25 Ft x 5.17 Ft

Bedroom 13.92 Ft x 9.00 Ft

3pc Bathroom 8.08 Ft x 5.92 Ft

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Listing Presented By:



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Other	11.83 Ft x 7.50 Ft	Other	10.75 Ft x 10.17 Ft
Dining room	13.67 Ft x 12.42 Ft	Laundry room	11.58 Ft x 8.33 Ft
Breakfast	18.67 Ft x 9.92 Ft	Bedroom	13.67 Ft x 11.50 Ft
Living room	14.67 Ft x 13.83 Ft	Bedroom	11.50 Ft x 10.08 Ft
Other	16.08 Ft x 12.08 Ft		