



## 135 Ridge View Green Cochrane Alberta

\$800,000

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, 4" Alder hardwood flooring. Large dining room features a 2 sided gas fireplace with tiles surrounding. Gourmet kitchen features full height cupboards, granite, extra pot drawers, built in maple pantry, 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 on-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 8'-6" 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. As one of the largest homes currently available in Cochrane this one of a kind home is the perfect place to live and grow. Please book your private showing today!! (id:6769)

Bonus Room 16.67 Ft x 16.00 Ft

Bedroom 11.75 Ft x 9.92 Ft

4pc Bathroom 10.42 Ft x 5.33 Ft

Bedroom 11.75 Ft x 9.92 Ft

5pc Bathroom 14.67 Ft x 8.92 Ft

Primary Bedroom 15.00 Ft x 14.67 Ft

2pc Bathroom 7.92 Ft x 3.25 Ft

Office 9.92 Ft x 7.50 Ft

Other 16.50 Ft x 12.75 Ft

Dining room 16.50 Ft x 16.42 Ft

Living room 15.00 Ft x 15.00 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca