



## 32 Ridge View Close Cochrane Alberta

\$739,000

Welcome to this FULLY FINISHED home in the sought-after community of RIVERSONG, Cochrane. With 3525sf of fully finished space and 5 BEDROOMS total, the versatility of this home is unmatched. The basement in this home shines! SEPARATE ENTRANCE, with two LARGE BEDROOMS, LIVING AREA, 3 PIECE bathroom, and COUNTER with SINK add to the versality and useable space in the home. Do you have guests often? Teenage children looking for their own space? Expanding your family? This is the basement to cater to all of those needs. Enter the home to find OPEN CONCEPT main floor with STAINLESS STEEL appliances in the kitchen, dining area with BUMP OUT entry to backyard, large living room with FIREPLACE, large OFFICE space, boot/mud room with walk through pantry to kitchen and beautiful natural light. Step onto your back deck to relax in the SOUTH FACING backyard. Extra patio area, garden shed and garden beds ready for planting will allow for your personal touch. Upper floor has primary bedroom with ensuite and walk-in closet, 2 additional bedrooms and the versatility of a LARGE BONUS ROOM, plus UPPER LAUNDRY. Additional features of the property are HARDIEBOARD SIDING, Roughed in plumbing/venting for washer and dryer in the basement, Security wiring roughed in, 100 Gallon Water tank, High efficiency furnace, Water softener and Wired in speakers in the basement. Located around the corner from BOW VALLEY HIGH SCHOOL, down the street from soon to be built RIVERCREST SCHOOL and a 5 minute drive to SLS Recreation Centre and soon to be built Greystone Commercial development, the home is in a prime location. With walking paths, COLT bus route, easy access to Cochrane downtown via the Jack Tennant Bridge and a quick drive to HWY 22 and the mountains this home ticks all the boxes. (id:6769)

Bonus Room 19.92 Ft x 13.83 Ft

Bedroom 11.92 Ft x 10.42 Ft

4pc Bathroom 10.00 Ft x 5.08 Ft

Bedroom 11.92 Ft x 10.42 Ft

Laundry room 10.00 Ft x 5.25 Ft

Primary Bedroom 14.33 Ft x 13.42 Ft

4pc Bathroom 9.92 Ft x 4.92 Ft

Bedroom 11.92 Ft x 11.75 Ft

Bedroom 12.75 Ft x 10.83 Ft

Other 18.08 Ft x 9.58 Ft

Other 10.50 Ft x 5.33 Ft

Pantry 7.92 Ft x 4.92 Ft

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### RE/MAX Realty Professionals

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

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

5pc Bathroom 14.25 Ft x 7.50 Ft

Other 11.00 Ft x 5.00 Ft

Furnace 17.08 Ft x 5.25 Ft

Other 27.83 Ft x 20.08 Ft

2pc Bathroom 5.58 Ft x 5.00 Ft

Office 12.83 Ft x 10.00 Ft

Other 15.25 Ft x 11.25 Ft