



## 60 RIDGE VIEW PL Cochrane Alberta

\$779,900

Enjoy family living in the community of River Song. Green space , environmental reserve-ravine behind home. TRIPLE ATTACHED GARAGE. Jayman built Emerge floor plan, this home has open concept living with gas FP in Great room. Hardwood flooring carries thruout main level. Rear entry to garage and 1/2 bath. The kitchen has granite counters, WI pantry, SS appliances, gas range, centre island plus raised bar island and large dining area with door to deck. The upper level with wrought iron railing staircase, features , upper laundry with upper cabinets, BONUS ROOM with french doors so you can also use as 4th bedroom and add a wardrobe. Two other bedrooms share a 4pc bathroom and the Master Bedroom has 2 walk in closets, 2 sinks with each its own counter and mirror, soaker tub and shower stall. The lower walkout has 10 ft ceilings, large family room with wetbar, granite counters, wine fridge, wine room with glass front, exercise area, 4pc bathrm. 2 forced air furnaces, RI for hot tub, artificial grass and trampoline area in fenced low maintenance rear yard. Yard lighting in front and rear. Garage has epoxy floor 28.10x23.6 .Family neighborhood with pride of ownership. Immediate possession! Priced below replacement cost. 50 K in landscaping!

Living room 18'8&quot; x 14'1&quot;

Kitchen 14'0&quot; x 12'11&quot;

Dining Room 12'11&quot; x 12'2&quot;

Family Room 13'0&quot; x 18'5&quot;

Other 7'8&quot; x 4'1&quot;

Recreation room 12'2&quot; x 14'2&quot;

Master bedroom 19'2&quot; x 12'6&quot;

Bedroom 13'2&quot; x 9'11&quot;

Bedroom 15'2&quot; x 10'7&quot;

Laundry room 7'8&quot; x 7'0&quot;

Bonus Room 14'0&quot; x 14'0&quot;

Listing Presented By:



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