

\$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

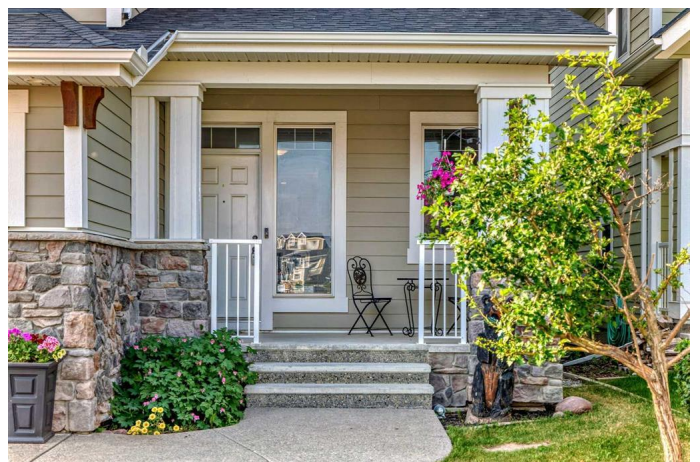
OPEN HOUSE ON SATURDAY, APRIL 26TH,
1:00 TO 4:00. Incredible Cal Bridge home in
the wonderful community of River Song.
Outside the house is beautifully done with
Hardie board siding, cedar accents, exposed
aggregate driveway, and
large front porch to enjoy a coffee or tea in the
morning. Walk in and 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 High Ceilings, Bathroom Rough-in, Granite Counters, Vaulted Ceiling(s)
Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Freezer, Other, See Remarks
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 39
Zoning R-LD

Listing Details

Listing Office CIR Realty

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