$829,900 - 79 Ridge View Close, Cochrane

MLS® #A2263726

$829,900
5 Bedroom, 4.00 Bathroom, 2,664 sqft
Residential on 0.01 Acres

River Song, Cochrane, Alberta

OVER 3500 SQFT OF LIVING SPACE | 5 BEDROOMS (4 UP) | WALKOUT BASEMENT | A/C. Imagine waking up each morning in a home where sunlight pours through large windows, filling every corner with warmth and light. Where practicality meets luxury with features like A/C and a DOUBLE FURNACE, ensuring year-round comfort. Welcome to your dream home - a stunning corner lot property situated in a prime location where every detail has been thoughtfully designed for comfort and style. As you step through the front door, youâ€™re greeted by the expansive main floor, where custom blinds adorn the windows, allowing you to control the natural light that floods the space. The heart of the home is the spacious kitchen, featuring a HUGE ISLAND that's perfect for breakfast gatherings and casual dinners. Just beyond, the dedicated dining area is ideal for family meals; while the formal dining room, which can serve as a MAIN FLOOR OFFICE, offers versatility to suit your lifestyle. Venture upstairs to discover two large bedrooms, a spacious primary, and a unique transformation: half of the bonus room has been professionally converted into a cozy 4th bedroom with large window, making it perfect for growing families. The primary suite is your personal sanctuary, featuring separate sinks and walk-in closets in the ensuite for ultimate convenience and privacy. Downstairs, the fully finished WALKOUT BASEMENT beckons with new flooring, a good-sized bedroom, full bathroom and tons of space for

entertaining or relaxation. Step outside to enjoy the corner lot's ample space, covered hot tub and composite deck. Additional noteworthy features of this beautiful home include the OVERSIZED GARAGE with EPOXIED FLOOR which adds a polished touch, HARDIE BOARD siding, and GEMSTONE lights. The proximity to scenic pathways and the Bow River invites you to explore the great outdoors while still being close to schools and all amenities. With beautiful hardwood floors, elegant granite counters, and every modern amenity you could wish for, this home is more than just a place to live â€“ itâ€™s a home to love. Embrace the lifestyle you've always dreamed of in this meticulously maintained and thoughtfully upgraded home. Come check it out for yourself!

Built in 2011

Essential Information

MLS® #	A2263726
Price	$829,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,664
Acres	0.01
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	79 Ridge View Close
Subdivision	River Song

City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2A4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, Walk-In Closet(s)
Appliances	Built-In Electric Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2025
Days on Market	24
Zoning	R-LD

Listing Details

Listing Office	Royal LePage Benchmark

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