

## 68 Ridge View Close Cochrane, Alberta

**MLS # A2239120**



# \$869,000

|                  |                                                           |               |                   |
|------------------|-----------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | River Song                                                |               |                   |
| <b>Type:</b>     | Residential/House                                         |               |                   |
| <b>Style:</b>    | Bungalow                                                  |               |                   |
| <b>Size:</b>     | 1,557 sq.ft.                                              | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 3                                                         | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Aggregate, Double Garage Attached, Insulated              |               |                   |
| <b>Lot Size:</b> | 0.19 Acre                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn |               |                   |

|                    |                                                                                                                                              |                   |      |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                               | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                              | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                                                               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Cement Fiber Board                                                                                                                           | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete                                                                                                                              | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Storage, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | Negotiable                                                                                                                                   |                   |      |

Welcome to your next home—a beautifully maintained fully finished bungalow on a spacious 8,000+ sqft lot in one of the friendliest neighborhoods you’ll find. This home features 3 generously sized bedrooms and 2.5 baths, offering plenty of space for family, guests, or just spreading out. The primary bedroom is a private retreat with enough room for a king bed and a cozy seating area, plus access to your own private deck—a perfect spot for morning coffee or evening unwinding. The two additional bedrooms are bright, roomy, and ideal for kids, guests, or flex space. At the front of the home, you’ll find a dedicated home office with French doors, making it easy to work from home in peace while still enjoying natural light. Whether you’re working, studying, or creating, this room adapts to your needs. Inside, soaring vaulted ceilings give the entire space an open, airy feel. The main living areas feature rich hardwood floors, and the kitchen is finished with classic granite countertops and tons of cupboard space. You’ll also love the ample storage throughout the home—from large bedroom closets to well-planned cabinets, linen storage, and a fully finished lower level with space for everything from seasonal décor to sports gear. The outdoor space is just as impressive. The backyard is a peaceful, private retreat with mature fruit trees, a full irrigation system, and permanent Christmas lights that make decorating easy year-round. Durable Hardie Board siding and privacy-tinted windows add both style and practicality to the exterior. This home has been meticulously cared for, and it shows in every detail. And to top it all off, it’s located in a quiet, welcoming neighborhood with truly amazing neighbors—the kind of place where people still wave hello and look out for each other. If you’re looking for a move-in ready

home with space, charm, and community, this one is worth seeing in person. You’ll feel right at home the moment you walk in.