

\$1,165,000 - 18 Ridge View Place, Cochrane

MLS® #A2224166

\$1,165,000

5 Bedroom, 5.00 Bathroom, 3,079 sqft

Residential on 0.12 Acres

River Song, Cochrane, Alberta

Welcome to 18 Ridge View Place, one of the most beautiful streets in the lovely community of RIVERSONG. This home has over 4400 square feet of developed space, boasting 5 BEDROOMS (each with it's own walk-in closet) and 5 BATHROOMS. Location is prime, backing onto a NATURAL RAVINE, with no homes directly behind you. You'll love the gorgeous VIEWS from all 3 levels. The MAIN floor welcomes you with a front OFFICE, a Formal Dining Room and Living Room. You will be drawn in with the fantastic views. This beautiful kitchen is spacious and elegant, with a large ISLAND and quartz countertops, an Electric Cooktop and CHEF's hood fan, a built-in oven, and an oversized fridge with DOUBLE DOORS. Enjoy the full length BALCONY for your peaceful, outdoor viewing pleasure. The kitchen wraps around to a BUTLER'S PANTRY for prepping and coffee & beverage station, plus another large walk-in PANTRY for all your food storage needs. A seamless transition to the MUD ROOM with custom built-in shelving/cubicles, and the well sized Garage. The UPPER level has high/vaulted ceilings, a bright & sunny LAUNDRY ROOM, a full main bathroom, and 4 Bedrooms. PRIMARY BEDROOM is huge, with a lovely 5 piece ENSUITE, including a rainfall shower head and jetted tub " VIEWS!!! You'll love the massive, walk-in closet with CUSTOM BUILT-INS, a CLOSET ISLAND, and natural light. Uniquely, the BONUS ROOM has been



professionally converted into a 5th BEDROOM, with it's own PRIVATE ENSUITE and WALK-IN closet. This would be an ideal Nanny quarters, teenagers or guests. The LOWER, WALK-OUT level is 1357 square feet - mostly wide open FLEX space, with a cozy, WOOD-BURNING fireplace, another LARGE BEDROOM and full BATHROOM, and a mechanical/utility room with more than adequate STORAGE space. FRENCH DOORS lead out to the PATIO where you can enjoy the HOT TUB and NATURE at it's best! This well-built home has HARDWOOD flooring, tile, carpet and QUARTZ countertops (with exception of 2nd ensuite) throughout. It is wired for SURROUND SOUND, CENTRAL AIR Conditioning on Upper level, LOTS of STORAGE and linen closets, HIGH, knockdown ceilings, Pot Lights, two FIREPLACES - one gas and the other wood-burning. A 24' x 20' Double GARAGE with Hanging Storage Racks & Hardy Board siding. The Yard is fully FENCED, and is nicely landscaped, with apple trees and fruit shrubs. This is a large, family & pet-friendly home! Walking distance to Bow Valley High School and future K-8 School in Rivercrest (projected for Sept 2027). Also close to Spray Lakes Sawmills Recreation Center!

Built in 2012

Essential Information

MLS® #	A2224166
Price	\$1,165,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,079
Acres	0.12

Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	18 Ridge View Place
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0P9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Range Hood, Refrigerator, Washer/Dryer, Wine Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Stone

Foundation	Poured Concrete
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Additional Information

Date Listed	May 23rd, 2025
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Days on Market	49
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Zoning	R-LD
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Listing Details

Listing Office	TREC The Real Estate Company
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