

**16 Ridge View Close
Cochrane, Alberta**

MLS # A2181088



\$689,900

Division:	River Song		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,467 sq.ft.	Age:	2009 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Gazebo, Front Yard, Lawn, Landscaped, Street Lighting		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: All Lighting Fixtures Attached, Gazebo in Backyard, TV Wall Mount(S)

Welcome to this beautifully updated home in the desirable community of Riversong. With a double attached garage and a south-facing backyard, this property combines comfort, style, and privacy. Step into the OPEN CONCEPT main floor, featuring REFINISHED HARDWOOD FLOORING, FRESH PAINT throughout, and NEWLY PAINTED WHITE CABINETRY with SOFT GOLD ACCENTS. The kitchen boasts GRANITE COUNTERTOPS, a WALKTHROUGH PANTRY, and STAINLESS STEEL APPLIANCES, including a GAS STOVE, FRIDGE (new), and DISHWASHER (new). The living room is a cozy retreat with a GAS FIREPLACE and an OPEN-TO-ABOVE design, creating a bright and airy space. Conveniently, the main floor also includes MAIN FLOOR LAUNDRY with a NEW WASHER & DRYER and a PRIVATE OFFICE, off the front of the home. Upstairs, enjoy modern LUXURY VINYL PLANK FLOORING and a freshly UPDATED BANISTER. The upper level offers a spacious BONUS ROOM, two bright kids' bedrooms, and a 4-piece guest bathroom. The master suite is a true sanctuary, complete with a WALK-IN CLOSET and an ENSUITE featuring a SOAKER TUB and a STAND ALONE SHOWER. This home is packed with extras, including ON-DEMAND HOT WATER, a NEW AIR CONDITIONER, and DUAL FURNACES for year-round comfort. The SOUTH FACING BACKYARD offers a charming GAZEBO, featuring ARTIFICIAL TURF in this space, and a natural tree-lined backdrop making it feel private for you and your guests to enjoy. Meticulously maintained, this home offers a perfect balance of functionality and modern design in a family-friendly community. Don't miss your chance to make it yours!