

\$800,000 - 83 Ridge View Close, Cochrane

MLS® #A2219346

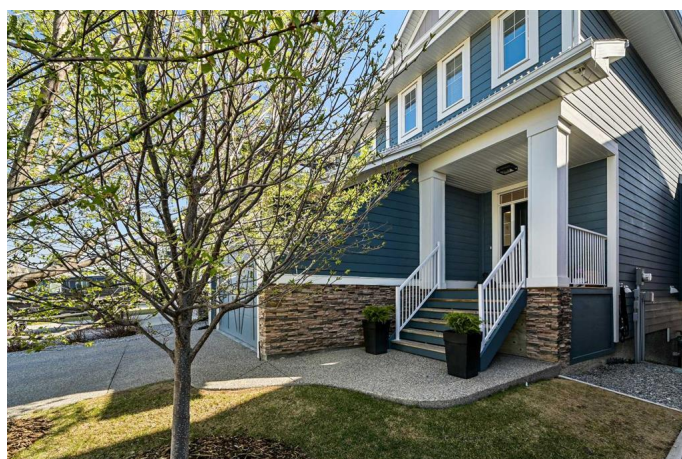
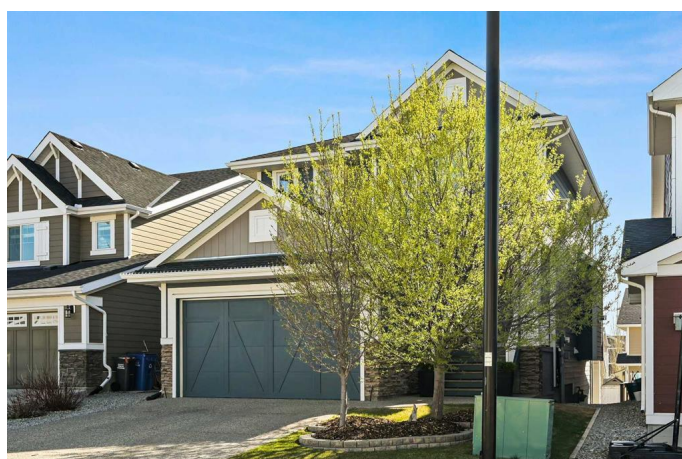
\$800,000

4 Bedroom, 3.00 Bathroom, 1,975 sqft

Residential on 0.09 Acres

River Song, Cochrane, Alberta

Nestled in the sought-after Riversong community—just minutes from the Bow River pathways, Fisher Park, and the Cochrane Ranch House recreation hub—this fully renovated home offers both a vibrant neighbourhood lifestyle and sophisticated modern living. Enjoy morning strolls or cycling along the river’s scenic trails, weekend picnics at Rainbow Falls Park, and easy access to Cochrane’s top-rated West Valley and Bow Valley schools. Nearby, the Gleneagles shopping district brings groceries, caf  s and services right to your doorstep, while the new Firelight Village shopping centre adds dining and entertainment options just a five-minute drive away. Inside, no detail has been overlooked. A tasteful palette of fresh paint and upgraded lighting flows beneath high-end luxury vinyl plank on the main floor, stairs, hallways and in the bonus room. The heart of the home—the kitchen—has been refreshed with refinished cabinetry (complete with new hardware) and a chic tile backsplash, perfectly framed by an upgraded fireplace surround and tile in the adjacent living area. The large full-width deck, ready for al fresco dining or lounging on a generous sectional. Upstairs, brand-new plush carpet leads you through bright bonus room and the primary suite connects to a spa-inspired en-suite and walk-in closet, while a second bedroom and well-appointed main bath complete the upper level. Downstairs, the fully finished walk-out basement—with its own expansive brick patio



spanning the width of the houseâ€”beckons gathering around the huge fire-pit under the stars. Inside, new carpet and rough-in plumbing for a future wet bar invite you to tailor this space to your familyâ€™s needs: home theatre, gym or guest suite. With meticulous renovations throughoutâ€”kitchen, baths, flooring, lighting, paint, fireplace, cabinets and moreâ€”this turnkey home at 83 Ridge View Close delivers Riversongâ€™s active-living perks alongside luxury finishes and unbeatable outdoor entertaining. Welcome home!

Built in 2013

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2219346 |
| Price | \$800,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,975 |
| Acres | 0.09 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 83 Ridge View Close |
| Subdivision | River Song |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 0P8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Decorative, Mantle |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Fire Pit, Garden |
| Lot Description | Back Yard, Landscaped, Lawn, Few Trees |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 9th, 2025 |
| Days on Market | 15 |
| Zoning | R-LD |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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