

# \$869,000 - 68 Ridge View Close, Cochrane

MLS® #A2239120

**\$869,000**

3 Bedroom, 3.00 Bathroom, 1,557 sqft  
Residential on 0.19 Acres

River Song, Cochrane, Alberta

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.

Built in 2012

**Essential Information**

MLS® #	A2239120
Price	\$869,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,557
Acres	0.19
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	68 Ridge View Close
Subdivision	River Song

City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0J2

### Amenities

Parking Spaces	4
Parking	Aggregate, Double Garage Attached, Insulated
# of Garages	2

### Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Storage, Walk-In Closet(s), Double Vanity, French Door, Open Floorplan, Pantry, Skylight(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Humidifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior Features	BBQ gas line, Garden, Lighting, Private Yard, Storage, Fire Pit
Lot Description	Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Back Yard
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

### Additional Information

Date Listed	July 11th, 2025
Days on Market	46
Zoning	R-LD

### Listing Details

Listing Office	Makey Real Estate Elite Inc.
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