

\$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 RancheHouse 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 house”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 family’s needs: home theatre, gym or guest suite. With meticulous renovations throughout”kitchen, baths, flooring, lighting, paint, fireplace, cabinets and more”this turnkey home at 83 Ridge View Close delivers Riversong’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	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

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

Additional Information

Date Listed	May 9th, 2025
Days on Market	6
Zoning	R-LD

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.