

\$685,000 - 773 River Heights Crescent, Cochrane

MLS® #A2239743

\$685,000

4 Bedroom, 4.00 Bathroom, 1,621 sqft

Residential on 0.08 Acres

River Song, Cochrane, Alberta

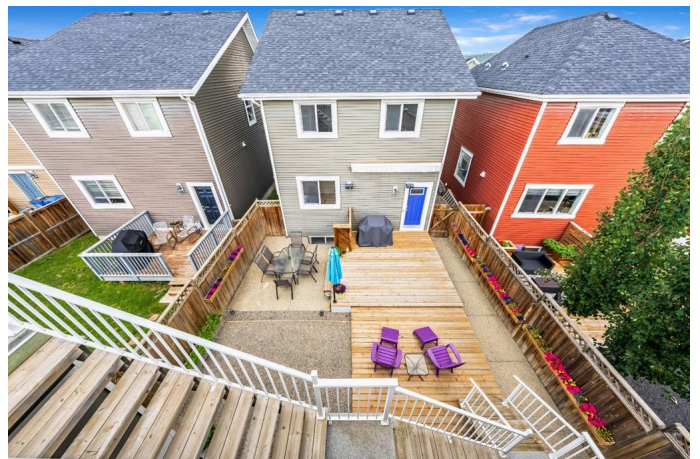
OPEN HOUSE SATURDAY AUGUST 2 -
12:00 - 2:00. Welcome to 773 River Heights
Crescent " with ONE OF A KIND ROOFTOP
PATIO!!

This meticulously maintained 1,650 sq ft home
is proudly presented by the original owners
and features a professionally finished
basement, a fully wired home theatre, and an
impressive list of builder and custom upgrades
throughout.

Step inside to find a freshly painted interior
and a stunning kitchen with granite
countertops, a gas stove with hood fan,
stainless steel appliances, 42" upper cabinets
with crown moulding, and a custom-built dog
food station. The open-concept layout flows
seamlessly across spacious living areas,
offering warmth and functionality.

Upstairs, you'll find three generously sized
bedrooms, including a primary suite with
granite countertops, a walk-in closet, and a
private ensuite. A fourth bedroom is located in
the fully developed basement alongside a
large 3-piece bathroom and a dedicated
theatre room "complete with projector screen
and built-in speakers that stay!

Enjoy 24 built-in speakers wired across
multiple zones, upgraded lighting, modern
baseboards, and a central vacuum system.
Storage is abundant with under-stair solutions,
a furnace room with shelving, and a
mezzanine in the oversized 575 sq ft heated
garage "perfect for a workshop or hobby
space.



Outdoor living is elevated with a ROOFTOP PATIO OVER THE GARAGE, tiered wood deck with gas BBQ hookup, hot/cold taps, a spa-ready setup, power awning, outdoor speakers, and beautifully landscaped front and back yards.

Energy efficiency features include triple-pane Low-E argon-filled windows, a 50-gallon hot water tank, high-efficiency furnace, and programmable thermostat.

This move-in ready home is negotiable and flexible to suit your timeline—don't miss the opportunity to experience this rare gem in a highly desirable location.

Built in 2012

Essential Information

MLS® #	A2239743
Price	\$685,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,621
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	773 River Heights Crescent
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0S2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Oversized, See Remarks
# of Garages	2

Interior

Interior Features	Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage
Appliances	Built-In Oven, Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2025
Days on Market	17
Zoning	R-LD

Listing Details

Listing Office	CIR Realty
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