

# \$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

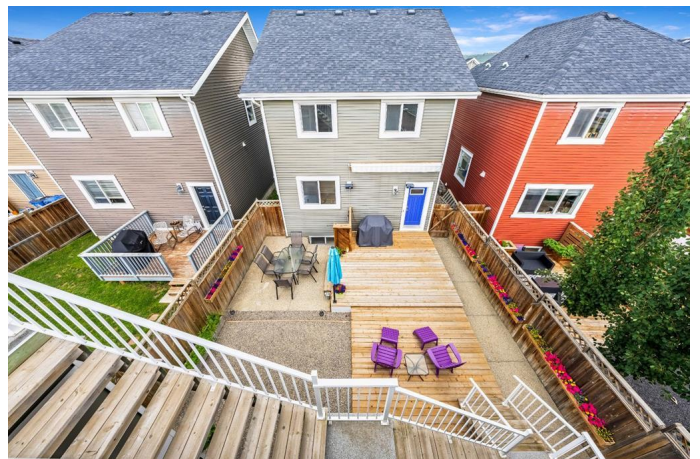
Welcome to 773 River Heights Crescent with ONE OF A KIND ROOFTOP PATIO!! This meticulously maintained 1,650 sq ft home is proudly presented by the original owners and features a professionally finished basement, a fully wired home theatre, and an impressive list of builder and custom upgrades throughout.

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 | 24              |
| Zoning         | R-LD            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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