

# \$655,000 - 773 River Heights Crescent, Cochrane

MLS® #A2239743

**\$655,000**

4 Bedroom, 4.00 Bathroom, 1,621 sqft

Residential on 0.08 Acres

River Song, Cochrane, Alberta

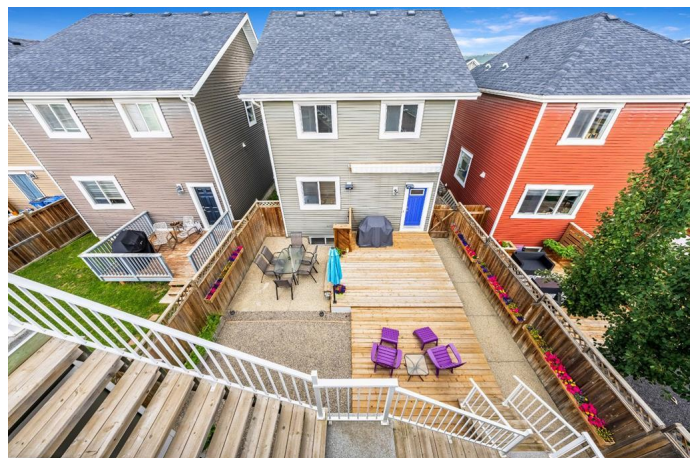
OPEN HOUSE SATURDAY SEPTEMBER 13th 2:30 - 4:30 pm. Welcome to 773 River Heights Crescent with ONE OF A KIND ROOFTOP PATIO!!

This meticulously maintained 1,620 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	\$655,000
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	Heated Garage, Double Garage Detached, 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	57
Zoning	R-LD

## Listing Details

Listing Office	CIR Realty
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