

\$627,500 - 773 River Heights Crescent, Cochrane

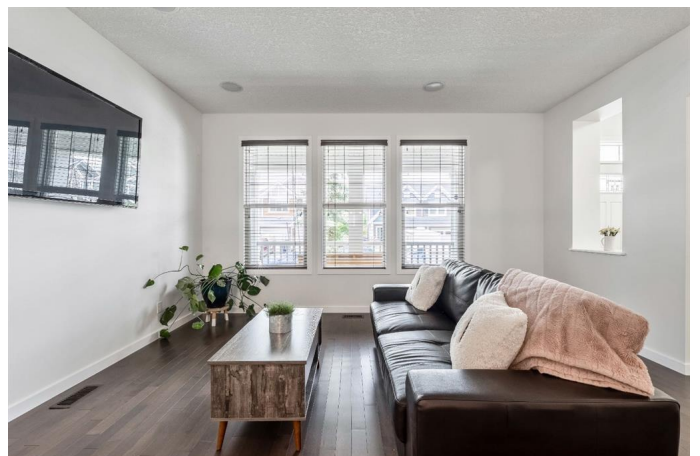
MLS® #A2264865

\$627,500

4 Bedroom, 4.00 Bathroom, 1,621 sqft
Residential on 0.08 Acres

River Song, Cochrane, Alberta

**** OPEN HOUSE SATURDAY NOV 1st
12:00-2:00 PM ** PRICED TO SELL** MOVE
IN READY - QUICK POSSESSION
AVAILABLE. Welcome TO 773 RIVER
HEIGHTS CRESCENT offering exceptional
value with 2231 sqft of finished living space,
an OVERSIZED 23 x 25 DETACHED
GARAGE WITH EXTRA STORAGE, a
PROFESSIONALLY FINISHED BASEMENT,
INCREDIBLE UPGRADES THROUGHOUT
INCLUDING A FULLY WIRED HOME
THEATRE. You'll immediately appreciate the
beautiful curb appeal with a picturesque front
porch perfect for those coffee mornings. Step
inside to discover a FRESHLY PAINTED
interior and a beautiful kitchen featuring
GRANITE COUNTERTOPS, GAS STOVE
WITH HOOD FAN, STAINLESS STEEL
APPLIANCES, and 42" UPPER CABINETS
with crown moulding. There is a thoughtful
addition of a CUSTOM DOG FEEDING
STATION built into the kitchen island. The
kitchen and spacious dining area offer a very
functional open-concept design make this the
heart of the home. Upstairs, you'll find
THREE spacious bedrooms, including a
primary suite with GRANITE COUNTERS, a
WALK-IN ENSUITE, and a PRIVATE
ENSUITE. The FULLLY DEVELOPED
BASEMENT extends the living space with a
FOURTH BEDROM, a large 3-PIECE
BATHROOM INCLUDING A CUSTOM DUAL
RAIN TILED SHOWER. You'll love movie and
game nights in the dedicated theatre



room”complete with PROJECTOR SCREEN and BUILT-IN SPEAKERS that stay, a \$10,000 value. Additional features include 24 built-in speakers across multiple zones, upgraded lighting, a central vacuum system, and modern finishes throughout, this home checks every box for comfort and function. The OVERSIZED DOUBLE - 575 sq. ft. HEATED GARAGE with MEZZANINE STORAGE provides the perfect space for a workshop or hobby area. Outdoor living is where this home truly shines ” featuring a ONE-OF-A-KIND ROOFTOP PATIO over the garage, a TIERED DECK WITH BBQ GAS LINE hookup, HOT/COLD WATER TAPS and HOT TUB READY WIRING, OUTDOOR SPEAKERS, all surrounded by beautifully landscaped front and back yards. Energy efficiency is built right in withTRIPLE-PANE LOW-E ARGON windows, a high-efficiency furnace, 50-GALLON HOT WATER TANK, and programmable thermostat. MOVE-IN READY and priced to sell with a very flexible and quick possession available. Don’t miss your chance to own this rare find in the sought-after community of River Heights that is a quick commute to the city or escape to the mountains. Conveniently close to many schools and offering beautiful walking paths with quick access to the river and many parks and playgrounds.

Built in 2012

Essential Information

MLS® #	A2264865
Price	\$627,500
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, Microwave, Refrigerator, Washer/Dryer, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	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	October 16th, 2025
Days on Market	12

Zoning R-LD

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.