# \$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

PRICED TO SELLâ€" 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'II 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 roomâ€"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 â€" 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, Gas Stove, Microwave, Refrigerator, Washer/Dryer

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 18

Zoning R-LD

## **Listing Details**

Listing Office CIR Realty

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