

# \$640,000 - 773 River Heights Crescent, Cochrane

MLS® #A2264865

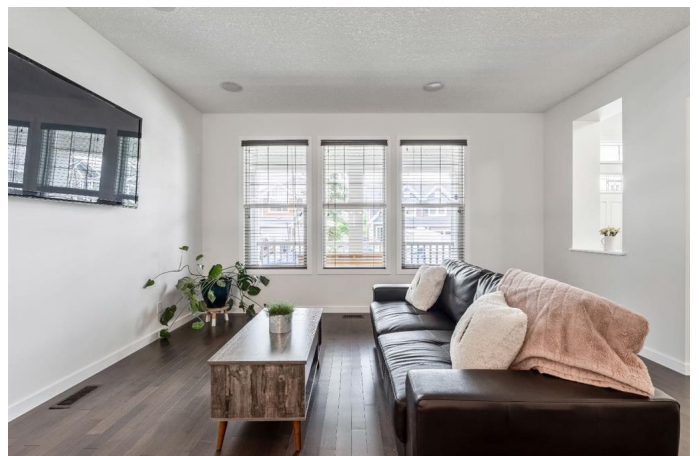
**\$640,000**

4 Bedroom, 4.00 Bathroom, 1,621 sqft

Residential on 0.08 Acres

River Song, Cochrane, Alberta

Welcome to 773 River Heights Crescent – a home that truly stands out with an impressive list of custom upgrades! Meticulously cared for by the original owners, this 1,620 sq. ft. property offers exceptional value with a professionally finished basement, fully wired home theatre, and a versatile layout designed for comfort and entertaining. 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. The thoughtful addition of a custom dog feeding station and 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 closet, and a private ensuite. The fully developed basement extends the living space with a fourth bedroom, a large 3-piece bath, and a dedicated theatre room – complete with projector, screen, and built-in speakers that stay. With 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 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 gas BBQ 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 with triple-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.

Built in 2012

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2264865    |
| Price          | \$640,000   |
| 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    | October 16th, 2025 |
| Days on Market | 3                  |
| Zoning         | R-LD               |

### Listing Details

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

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