

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

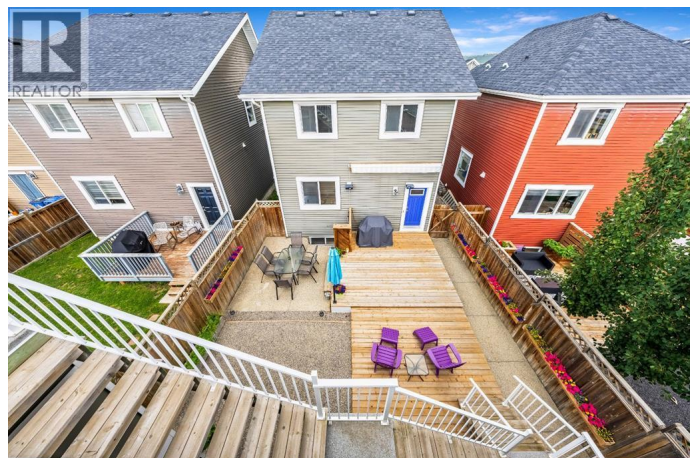
MLS® #A2239743

\$655,000

4 Bedroom, 4.00 Bathroom, 1,621 sqft
Single Family on 0.08 Acres

River Song, Cochrane, Alberta

Welcome to 773 River Heights Crescent â€” 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, youâ€™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 roomâ€”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 garageâ€”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. (id:6289)

Built in 2012

Essential Information

Listing #	A2239743
Price	\$655,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,621
Acres	0.08
Year Built	2012
Type	Single Family
Sub-Type	Freehold

Community Information

Address	773 River Heights Crescent
Subdivision	River Song
City	Cochrane
Province	Alberta
Postal Code	T4C0S2

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, Level
Parking Spaces	2
Parking	Detached Garage, Garage, Heated Garage, Oversize, See Remarks
# of Garages	3

Interior

Appliances	Refrigerator, Gas stove(s), Microwave, Oven - Built-In, Washer & Dryer
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Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office CIR Realty



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