

\$670,000 - 773 River Heights Crescent, Cochrane

MLS® #A2239743

\$670,000

4 Bedroom, 4.00 Bathroom, 1,621 sqft

Residential on 0.08 Acres

River Song, Cochrane, Alberta

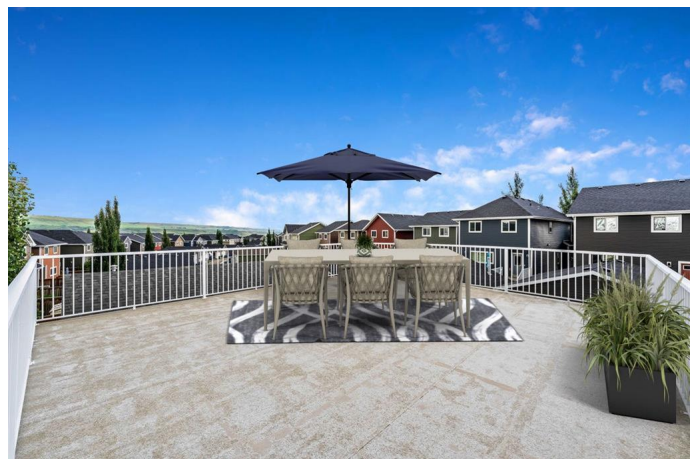
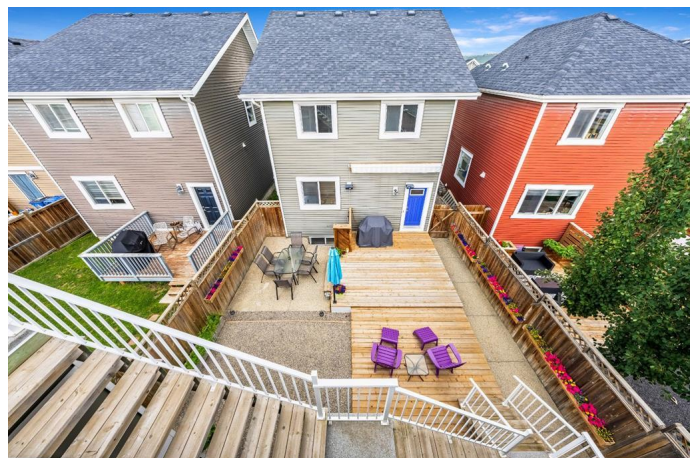
Welcome to 773 River Heights Crescent with ONE OF A KIND ROOFTOP PATIO!! This meticulously maintained 1,620 sq ft home is proudly presented by the original owners and features a professionally finished basement, a fully wired home theatre, and an impressive list of builder and custom upgrades throughout.

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	\$670,000
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	July 16th, 2025
Days on Market	43
Zoning	R-LD

Listing Details

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

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