

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

MLS® #A2264865

\$640,000

4 Bedroom, 4.00 Bathroom, 1,621 sqft

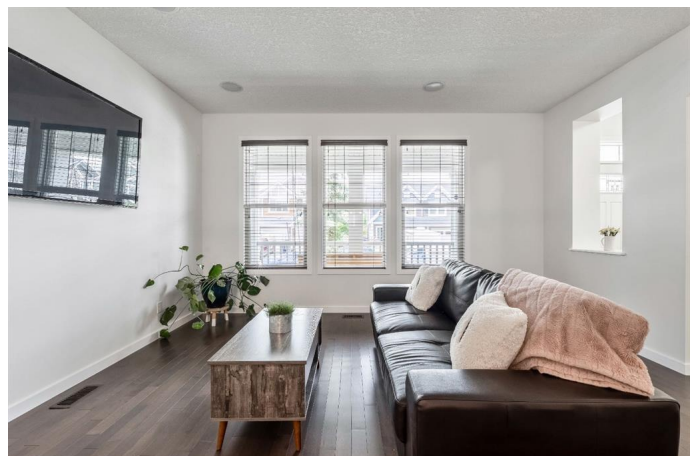
Residential on 0.08 Acres

River Song, Cochrane, Alberta

OPEN HOUSE - SATURDAY OCTOBER 25th
12:00 - 2:00 pm. 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 including a custom dual rain tiled shower, and a dedicated theatre room – complete with projector, screen, and built-in speakers that stay, a \$10,000 value. 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	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	8
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.