

\$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

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'll 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 BEDROOM, a large 3-PIECE BATHROOM INCLUDING A CUSTOM DUAL RAIN TILED SHOWER. You'll love movie and game nights in the dedicated theatre room—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 – 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 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. 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	Wall/Window Unit(s)
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	34
Zoning	R-LD

Listing Details

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