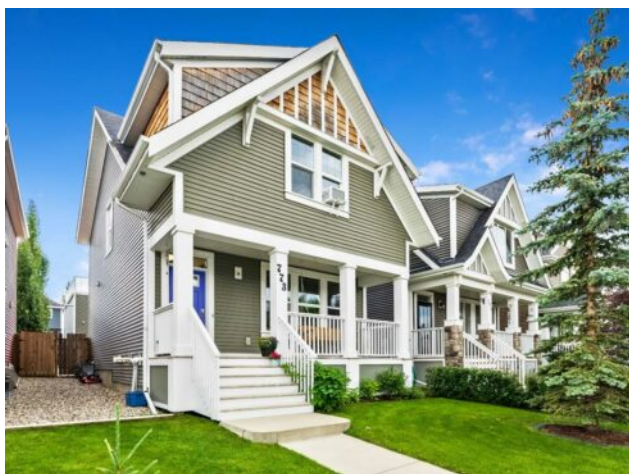


773 River Heights Crescent
Cochrane, Alberta

MLS # A2239743



\$685,000

Division:	River Song		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,621 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Oversized, See Remarks		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage		

Inclusions: Hood Fan, Window Coverings, Garage Door Remote(s), Built In Speakers, Air Conditioner, Theatre Projector + Screen, Vaccuflo + Accessories, Basement and main floor amplifier, Subwoofer (basement only) Shelving, wall hooks, bike hooks in the garage and mezzanine.

OPEN HOUSE SATURDAY AUGUST 2 - 12:00 - 2:00. Welcome to 773 River Heights Crescent – with ONE OF A KIND ROOFTOP PATIO!! This meticulously maintained 1,650 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.