



GRASSROOTS
REALTY GROUP

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**773 River Heights Crescent
Cochrane, Alberta**

MLS # A2264865



\$627,500

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:	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.

PRICED TO SELL—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 BEDROM, 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.