



**773 River Heights Crescent
Cochrane, Alberta**

MLS # A2300864



\$635,000

Division:	River Song		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,625 sq.ft.	Age:	2012 (14 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, Vacufluo + Accessories, Basement and main floor amplifier, Subwoofer (basement only) Shelving, wall hooks, bike hooks in the garage and mezzanine.

****OPEN HOUSE, SATURDAY APRIL 18th, 1:00 - 3:00 pm **** Welcome to 773 River Heights Crescent — where everything is already done for you. Why wait for a new build only to deal with landscaping, fencing, window coverings, and basement development… when this home has it all, already completed to a high standard? This beautifully maintained home with 2,295 sqft of total finished living space, offers the full package with a fully finished basement, professionally landscaped yard, and an oversized heated garage —delivering immediate value and convenience you simply won’t find in most new construction homes. Need an oversized double garage? Look no further, this 23’ x 25’ HEATED garage with a extra tall 18’x 10’ ft door and mezzanine storage, offering an exceptional and unique space for vehicles, hobbies, or a workshop—another feature rarely matched by new builds. Step inside to a freshly painted interior, and newly updated living room that is beautifully enhanced by a custom feature wall showcasing a modern electric fireplace and integrated TV space—creating a warm, inviting focal point with the added bonus of the included television. The thoughtfully upgraded kitchen features granite countertops, stainless steel appliances, a gas range with hood fan, 42" upper cabinets with crown moulding, and a custom-built dog feeding station in the centre island. Upstairs, you’ll find three spacious bedrooms, including a large bright primary suite with walk-in closet and private ensuite. Don’t miss the bonus family room on the second level, offering even more space for your family to spread out. The fully developed basement expands your living space with a fourth bedroom, a full 3-piece bathroom with an extra large walk-in shower. On the lower level you will find a dedicated

home theatre room - complete with projector, screen, and built-in speakers for the ultimate game night or home movie experience. What truly sets this home apart is the incredible outdoor living and finished extras. Enjoy a rare rooftop patio over the garage, perfect for coffee mornings or taking in a summer night, also a tiered deck with gas BBQ hookup, hot and cold taps, outdoor speakers, power awning, and a spa-ready setup. Outdoor entertaining doesn't get any better with this set up! Additional highlights include 24 built-in speakers throughout the home, upgraded lighting, central vacuum, triple-pane Low-E windows, a high-efficiency furnace, and a 50-gallon hot water tank. This is true move-in ready living—no projects, no added expenses, no waiting. Just unpack and enjoy.