773 River Heights Crescent , Cochrane, Alberta - $655,000

Main Photo

Property Description

Welcome to 773 River Heights Crescent – with ONE OF A KIND ROOFTOP PATIO!!
This meticulously maintained 1,620 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

Photos
Coming
Soon

P:

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.

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