



773 River Heights Crescent Cochrane Alberta

\$655,000

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 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. (id:6769)

Media 12.08 Ft x 18.00 Ft

Bedroom 9.00 Ft x 9.75 Ft

3pc Bathroom 6.75 Ft x 10.67 Ft

Other 4.42 Ft x 9.08 Ft

Living room 12.00 Ft x 15.42 Ft

Dining room 10.58 Ft x 13.08 Ft

2pc Bathroom 5.00 Ft x 5.17 Ft

Primary Bedroom 12.00 Ft x 14.67 Ft

Bedroom 9.00 Ft x 11.50 Ft

Bedroom 9.08 Ft x 11.50 Ft

Bonus Room 11.25 Ft x 12.83 Ft

4pc Bathroom 5.00 Ft x 8.17 Ft

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Listing Presented By:



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Kitchen 11.50 Ft x 14.67 Ft

3pc Bathroom 4.83 Ft x 8.08 Ft

Other 4.50 Ft x 6.17 Ft