

\$595,000 - 470 River Avenue, Cochrane

MLS® #A2189020

\$595,000

3 Bedroom, 3.00 Bathroom, 1,578 sqft

Residential on 0.08 Acres

Greystone, Cochrane, Alberta

**** OPEN HOUSE at Greystone Showhome -**
498 River Ave, Cochrane - June 12th 2-5pm,
June 13th 3-6pm, June 14th 1-4pm, June 15th
12-4pm ****** Introducing the Hudson, a charming
laned home boasting 1578 sqft of exquisite
living space and situated in a prime location.
This delightful abode offers convenience and
comfort with its double paved parking pad in
the back, ensuring ample space for vehicles.
Step inside to discover a spacious layout
highlighted by a large kitchen adorned with
floor-to-ceiling cupboards and quartz
countertops throughout, providing both
functionality and elegance. With 3 bedrooms,
2.5 baths, and an upstairs laundry room, this
home caters to modern living needs
seamlessly. Pamper yourself in the luxurious
4-piece ensuite bathroom, a sanctuary for
relaxation after a long day, designed to
perfection by a local interior designer.

Adding to its appeal, the Hudson features a
walkout basement, offering endless
possibilities for additional living space, a home
office, or an entertainment area with direct
outdoor access. Crafted with meticulous
attention to detail by Rohit Homes, the Hudson
epitomizes sophistication and style.

This home is designed to enhance everyday
living with its side entrance for added
convenience, large triple pane windows
allowing abundant natural light to illuminate
the space, and an open concept layout



conducive to effortless entertaining. Whether you're enjoying quiet evenings indoors or hosting gatherings with loved ones, the Hudson offers a harmonious blend of functionality and aesthetics, making it the ideal place to call home.

Photos are representative from a previous build.

Built in 2025

Essential Information

MLS® #	A2189020
Price	\$595,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,578
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	470 River Avenue
Subdivision	Greystone
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2C1

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Microwave, Built-In Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	January 23rd, 2025
Days on Market	145
Zoning	1

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.