

# \$609,900 - 422 River Avenue, Cochrane

MLS® #A2194044

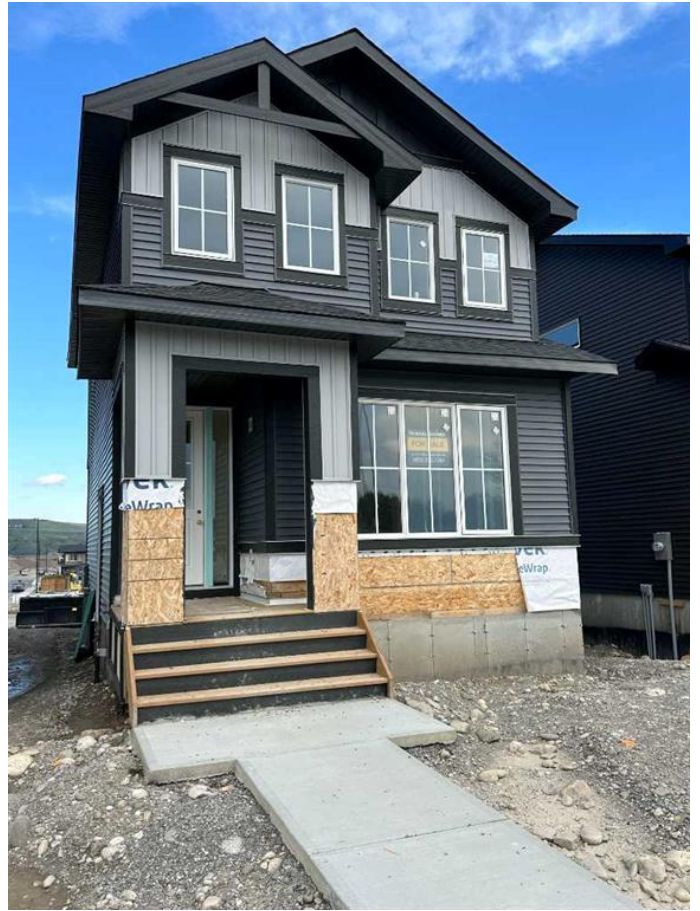
**\$609,900**

3 Bedroom, 3.00 Bathroom, 1,514 sqft

Residential on 0.08 Acres

Greystone, Cochrane, Alberta

POSSESSION DATE - SEPT. 29/25 - CONFIRMED BY THE BUILDER. BRAND NEW HOME by Douglas Homes, Master Builder in central Greystone, short walking distance to parks, the Bow River, major shopping & interconnected pathway system. Featuring the Fernie 3 with main floor rear enclosed Flex Room & separate side entry on an R-MX zoned home site for POTENTIAL future lower level suite. NOTE: a secondary suite would be subject to approval and permitting by the city/municipality. This gorgeous 3 bedroom, 2 & 1/2 half bath home offers over 1510 sq ft of living space. This home is located on a River Avenue which provides immediate access to the interconnective pathway system, perfect for those looking for a outdoor lifestyle. Loads of Designer & upgraded features in this beautiful, open floor plan. The main floor greets you with 8' front door, soaring 9' ceilings, oversized windows, built-in niches & fireplace. Gleaming Hardwood floors flow through the kitchen, hall & nook adding a feeling of warmth & style. The two sided Kitchen is completed with Quartz Countertops, two tone Kitchen Cabinets, 42" uppers with decorative enclosed bulkhead, plenty of drawers including Pots & Pan drawers, twin accented beam ceiling detail, soft close doors & drawers, convenient tech space/desk with twin drawers & new stainless steel Kitchen appliance package. At the rear of the home you'll find an enclosed bright Flex Room with double 8'0" French Doors for the



work from home crowd. Upstairs you'll find a generous Primary Bedroom with Ensuite - Quartz Counters with double vanities, 6'0" soaker tub with large window above & tiled skirting/trim, 5' shower with Designer tiled walls, private water closet all completed with ceramic tile flooring & large walk-in closet. The 2nd floor is completed by two good size additional bedrooms, main bath tub/shower combination with tiled walls, Quartz countertop, undermounted sink & ceramic tile flooring. You will love the convenience of 2nd Floor Laundry for side by side laundry completed with ceramic floor tile. This is a very popular plan, great for young families, investors or the down sizers. Spacious, Beautiful and Elegant! The perfect place for your perfect home. Call today! Photos are from prior build & are reflective of fit, finish & included features. Note: Front elevation of home & interior photos are for illustration purposes only. Actual elevation style, interior colors/finishes, & upgrades may be different than shown & the Seller is under no obligation to provide them as such.

Directions: Directions: Come to the Show Home first located at 500 River Avenue. Showings only during Show Home hours & days. THIS HOME IS UNDER CONSTRUCTION

Built in 2024

**Essential Information**

MLS® #	A2194044
Price	\$609,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,514
Acres	0.08

Year Built 2024  
 Type Residential  
 Sub-Type Detached  
 Style 2 Storey  
 Status Active

## Community Information

Address 422 River Avenue  
 Subdivision Greystone  
 City Cochrane  
 County Rocky View County  
 Province Alberta  
 Postal Code T4C 3B8

## Amenities

Utilities Cable Connected, Electrici  
 Garbage Collection, Phone C  
 Utilities, Water Connected

Parking Spaces 2  
 Parking Parking Pad, RV Access/Parking

## Interior

Interior Features Bathroom Rough-in, Beamed Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data

Appliances Dishwasher, Humidifier, Microwave Hood Fan, Refrigerator, Electric Range, Electric Water Heater

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Blower Fan, Electric, Great Room

Has Basement Yes

Basement Full, Unfinished

## Exterior

Exterior Features Lighting, Other, Private Yard, Rain Gutters, Storage

## New GST Rebate

COULD MEAN UP TO \$50,000  
 BACK FOR FIRST-TIME BUYERS



Yes, it's real — qualified Canadians can now save up to \$50,000 in GST relief.

A new federal rebate is making the path to homeownership more affordable than ever — especially for those buying their very first home.

### Who qualifies?

- ✓ 18+ years old
- ✓ Canadian citizen or permanent resident
- ✓ Haven't owned (or lived in a home owned by your spouse/partner) in the last 4 years

### How it works:

- Applies to new contracts signed on or after May 27, 2025
- Only one eligible buyer required per contract
- Must be your primary residence
- Homes under \$1M may qualify for a 100% GST rebate
- Partial rebate available on homes valued between \$1M – \$1.5M

At Douglas Homes, we build with value, trust, and care — and now, those entering the market for the first time can make the most of that with real federal tax savings.

As of May 27, 2025, the federal government has introduced a new GST rebate of up to \$50,000 for first-time home buyers of newly built homes. It's a meaningful change that supports what we've always believed, more people should be able to own a home they're proud of.

This could reshape how Canadians think about affordability — and bring the dream of homeownership closer for those entering the market for the first time.

We've shared more details across our social channels. If you're planning to buy your first home, or simply want to stay informed, we encourage you to check out the posts and share them with anyone who could benefit.

[HTTPS://WWW.CANADA.CA/EN/DEPARTMENT-FINANCE/NEWS/2025/05/GST-RELIEF-FOR-FIRST-TIME-HOME-BUYERS-ON-NEW-HOMES-VALUED-UP-TO-1.5-MILLION.HTML](https://www.canada.ca/en/departement-finance/news/2025/05/gst-relief-for-first-time-home-buyers-on-new-homes-valued-up-to-1.5-million.html)

Lot Description	Back Lane, City Lot, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame, Brick
Foundation	Poured Concrete

**Additional Information**

Date Listed	February 11th, 2025
Days on Market	175
Zoning	R-MX

**Listing Details**

Listing Office	Greater Calgary Real Estate
----------------	-----------------------------

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.