

# \$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

\*\* Under Construction visit Open House at Greystone showhome - 498 River Ave, Cochrane - Mar. 27th 3:30-5:30pm, Mar. 28th 1-4pm, Mar. 29th 12-4pm and Mar. 30th 1-4pm \*\* 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	Built-In Refrigerator, Dishwasher, Microwave, 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	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 23rd, 2025
Days on Market	72
Zoning	1

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.