

# \$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 |
|----------------|------------|

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