

# \$575,000 - 470 River Avenue, Cochrane

MLS® #A2252406

**\$575,000**

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 - November 4th 3-6pm, November 5th 2â€“4pm, November 6th 2â€“4pm, November 8th 1â€“4pm, November 9th 1â€“5pm, November 10th 3â€“5pm, and November 11th 3â€“6pm \*\*** The Hudsonâ€“a beautifully designed laned home offering up to 1,578 sq ft of thoughtfully crafted living space in a prime location. This home delivers the perfect balance of style and function, starting with a double paved parking pad at the rear for added convenience. Inside, youâ€™™ll find a spacious, open-concept layout centered around a stunning kitchen featuring floor-to-ceiling cabinetry and sleek quartz countertops throughout. Designed for modern living, The Hudson includes 3 generously sized bedrooms, 2.5 bathrooms, and a convenient upstairs laundry room.

Unwind in the elegant 4-piece ensuite, a true retreat crafted with care by a local interior designer. The home also includes a walkout basement, offering endless potential for future developmentâ€“whether as a home office, gym, or entertainment space with direct outdoor access. Built by Rohit Homes with exceptional attention to detail, this home is loaded with thoughtful features like a side entrance, large triple-pane windows that flood the space with natural light, and an airy open-concept floor plan perfect for everyday living and entertaining. Whether you're enjoying quiet evenings at home or hosting



friends and family, The Hudson is designed to elevate your lifestyle with comfort, functionality, and style.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2252406    |
| Price          | \$575,000   |
| 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 3B8           |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer                                                                                                   |
| Heating           | Forced Air                                                                                                                                                     |

|                   |                 |
|-------------------|-----------------|
| Cooling           | None            |
| Has Basement      | Yes             |
| Basement          | Full            |
| <b>Exterior</b>   |                 |
| Exterior Features | Other           |
| Lot Description   | Other           |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |



**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 68                |
| Zoning         | R-LD              |

**Listing Details**

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

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