

\$595,000 - 470 River Avenue, Cochrane

MLS® #A2252406

\$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 - Friday, September 5th 2-4pm and Sunday, September 7th 2:30-5pm**

**** Introducing The Hudson**—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, you'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 development—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	\$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 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, Unfinished, Walk-Out

Exterior

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 8

Zoning R-LD

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.