

# \$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 20th 3-5pm,  
June 21st 1-4pm, and June 22nd 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	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	148
Zoning	1

## Listing Details

Listing Office	eXp Realty
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