

\$600,000 - 478 River Avenue, Cochrane

MLS® #A2231072

\$600,000

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 26th 3-5pm, June 27th 2-5pm, June 28th 1-4pm and June 29th 12-3pm **** Introducing The Hudson™ a beautifully designed laned home offering 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.

Photos are from a previously built model and are for illustrative purposes only. Finishes may vary.

Built in 2025

Essential Information

MLS® #	A2231072
Price	\$600,000
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

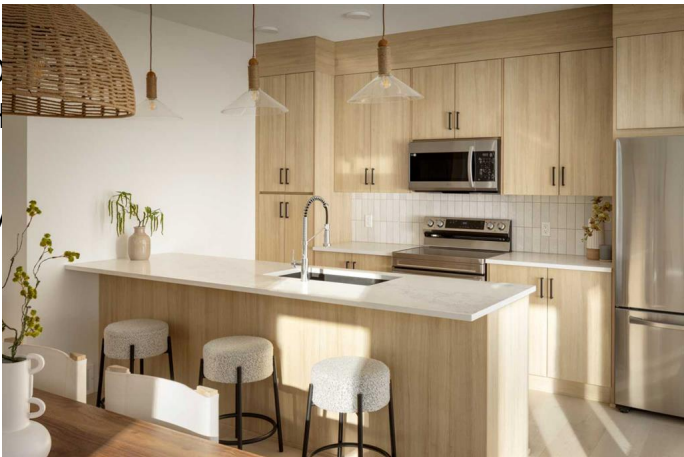
Address	478 River Avenue
Subdivision	Greystone
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3B8

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Built-in Features, Closet O Kitchen Island, No Animal H Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwav
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	June 16th, 2025
Days on Market	15
Zoning	TBD

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.