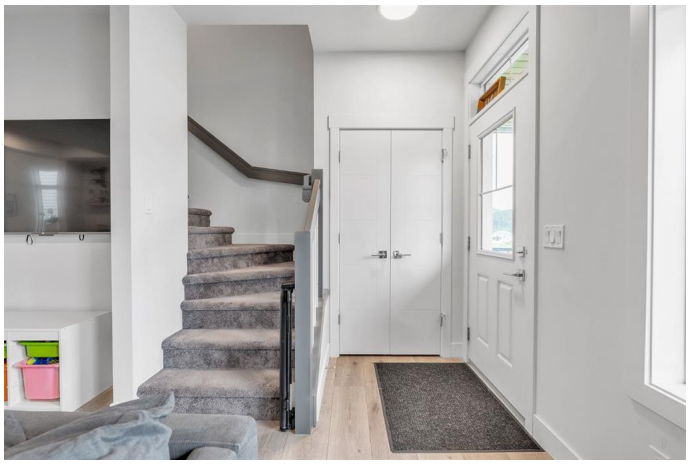
$615,000 - 584 River Avenue, Cochrane

MLS® #A2247476

$615,000
3 Bedroom, 4.00 Bathroom, 1,641 sqft
Residential on 0.09 Acres

Greystone, Cochrane, Alberta



Welcome to 584 River Ave, Cochrane, offering over 2,200 sq. ft. of developed living space, versatile floor plan options, and modern upgrades, all in a prime location close to downtown, schools, parks, and endless recreation. Upstairs, youâ€™ll find three spacious bedrooms, including a primary retreat large enough for a king size bed, complete with a walk-in closet and a luxurious 5 piece ensuite. Two additional bedrooms, a full 4 piece bathroom, and a conveniently located laundry room complete the upper level. The main floor features an expansive open concept living and dining area with custom built in cabinets, exposed shelving, and plenty of natural light. The kitchen is equipped with stainless steel appliances, a water filtration system, and connects immediately off the deck for inside to outside gatherings or bbqâ€™s on the expansive deck with custom pergola. The fully finished illegal basement suite offers endless opportunities with its own private side entrance. This open studio style illegal suite includes a full bathroom, fridge, microwave, apartment style laundry, built in cupboards, and plumbing/electrical ready for a full kitchen upgrade. Two large storage rooms add extra functionality. Step outside to your private backyard oasis featuring a heated, custom deck with pergola, fenced yard, lush grass, and a front yard tree. Additional features include a shed, parking pad, brand new furnace and central AC, and a Google Home smart thermostat. Walking distance to the Bow

River, SLS Centre, downtown Cochrane, off leash dog park, golf course, and multiple parks. this home combines comfort and convenience.

Built in 2023

Essential Information

MLS® #	A2247476
Price	$615,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,641
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	584 River Avenue
Subdivision	Greystone
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C3B8

Amenities

Parking Spaces	2
Parking	Parking Pad, Owned

Interior

Interior Features	Bookcases, Built-in Features, Stone Counters, Vinyl Windows
Appliances	Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air

Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Private Entrance, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2025
Days on Market	3
Zoning	R-LD

Listing Details

Listing Office	2% Realty

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