\$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, you'II 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

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 68

Zoning R-LD

Listing Details

Listing Office eXp Realty

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