

# \$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 - August 28th 4-7pm, August 29th 3-5pm, August 30th 12-4pm, August 31st 1:30-4pm and September 12-3pm

\*\* 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      1  
Zoning      R-LD

**Listing Details**

Listing Office      eXp Realty

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