



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**572 RIVER Avenue, Cochrane T4C3B8**

MLS®#: **A2162462**

Area: **Greystone**

Listing Date: **09/05/24**

List Price: **\$595,000**

Status: **Pending**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Cochrane**  
Year Built: **2023**

Lot Information

Lot Sz Ar: **3,786 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,637**

Low Sqft:

Ttl Sqft: **1,637**

DOM

**13**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Creek/River/Stream/Pond,Front Yard,Level,Street Lighting**  
Park Feat: **Alley Access,On Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

Construction: **Concrete,Vinyl Siding,Wood Frame**  
Flooring: **Carpet**  
Water Source:  
Fnd/Bsmt: **Poured Concrete,Slab**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **Separate Entrance,Soaking Tub,Stone Counters,Storage,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>16`11" x 13`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`4" x 8`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`8" x 12`7"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>6`0" x 4`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`3" x 9`7"</b>
<b>Laundry</b>	<b>Second</b>	<b>5`6" x 5`11"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`10" x 9`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 4`8"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`2" x 7`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`1" x 8`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`11" x 5`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2211425**

Zoning:  
**R-LD**

Remarks

Pub Rmks: **Welcome to your dream home in the desirable Greystone community, located right in the heart of downtown Cochrane. This brand new build by Rohit Homes combines modern elegance and functional design, nestled just steps from the tranquil Bow River, local parks, golf courses, Spray Lakes Sawmill Recreation Centre, and all the conveniences you could want. Step inside and be greeted by a beautiful, expansive living room bathed in natural light from large west-facing windows. This spacious, open-concept area is perfect for family gatherings or quiet relaxation, with high ceilings and stylish finishes that give the room a bright, airy feel. Flowing seamlessly from the living area, the gorgeous kitchen is a true one of a kind, featuring brand-new stainless steel appliances (still under warranty), sleek cabinetry, and an oversized central island. The kitchen is designed with both beauty and function in mind. Upstairs, you'll find a luxurious master suite complete with a walk-in closet and an ensuite bathroom boasting dual vanities for added convenience. Two additional spacious bedrooms and a well-appointed 4-piece bathroom make this the perfect home for families. The upper level also includes a laundry room equipped with brand-new appliances. The unfinished basement, with a separate side entrance, offers limitless potential for customization, whether you're looking to develop it into additional living space or for storage, the possibilities are endless. Set in an unbeatable location near shops, walking trails and the newly planned Greystone shopping centre, this home truly offers the best of Cochrane living. Don't miss the opportunity to own this beautiful, never-lived-in home with a builder's warranty for complete peace of mind.**

Inclusions: **N/A**  
Property Listed By: **2% Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











