



THE
A-TEAM

**RE/MAX
FIRST**

470 RIVER Avenue, Cochrane T4C 2C1

MLS® #: **A2189020**

Area: **Greystone**

Listing Date: **01/23/25**

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

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2025**

Lot Information

Lot Sz Ar: **3,446 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,578**
Low Sqft:
Ttl Sqft: **1,578**

DOM

89

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Microwave,Stove(s),Washer/Dryer**
Int Feat: **High Ceilings,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
4pc Ensuite bath	Upper	
Bedroom	Upper	29`6" x 39`8"
Dining Room	Main	32`10" x 43`9"
Living Room	Main	42`11" x 55`6"
3pc Bathroom	Upper	

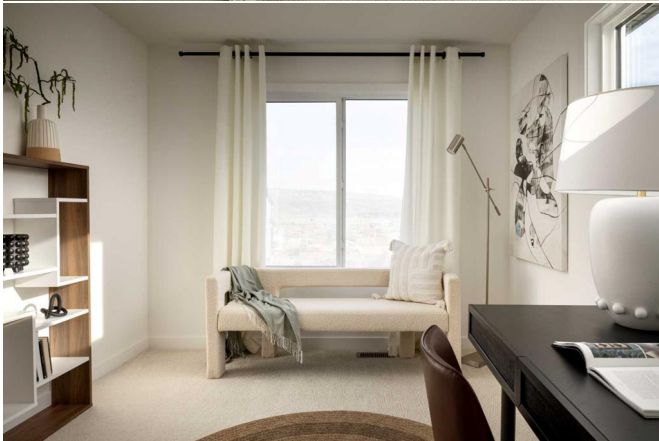
Room	Level	Dimensions
Bedroom - Primary	Upper	41`7" x 38`7"
Laundry	Upper	
Bedroom	Upper	31`5" x 33`11"
2pc Bathroom	Main	

Legal/Tax/Financial

Title:		Zoning:	
Fee Simple		1	
Legal Desc:	TBD		Remarks
Pub Rmks:	** Under Construction visit Open House at Greystone showhome - 498 River Ave, Cochrane - Apr. 17th 3:30-5:30pm, Apr. 19th 1-4pm, Apr. 20th 1-4pm and Apr. 21st 12-4pm ** Introducing the Hudson, a charming laned home boasting 1578 sqft of exquisite living space and situated in a prime location. This delightful abode offers convenience and comfort with its double paved parking pad in the back, ensuring ample space for vehicles. Step inside to discover a spacious layout highlighted by a large kitchen adorned with floor-to-ceiling cupboards and quartz countertops throughout, providing both functionality and elegance. With 3 bedrooms, 2.5 baths, and an upstairs laundry room, this home caters to modern living needs seamlessly. Pamper yourself in the luxurious 4-piece ensuite bathroom, a sanctuary for relaxation after a long day, designed to perfection by a local interior designer. Adding to its appeal, the Hudson features a walkout basement, offering endless possibilities for additional living space, a home office, or an entertainment area with direct outdoor access. Crafted with meticulous attention to detail by Rohit Homes, the Hudson epitomizes sophistication and style. This home is designed to enhance everyday living with its side entrance for added convenience, large triple pane windows allowing abundant natural light to illuminate the space, and an open concept layout conducive to effortless entertaining. Whether you're enjoying quiet evenings indoors or hosting gatherings with loved ones, the Hudson offers a harmonious blend of functionality and aesthetics, making it the ideal place to call home. Photos are representative from a previous build.		
Inclusions:	None		
Property Listed By:	eXp Realty		

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





The HUDSON
Build Designer
Home

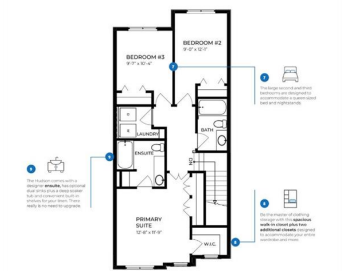
3 Bed
2.5 Bath
1078 - 1588 sq. ft.

Upper Floor Features

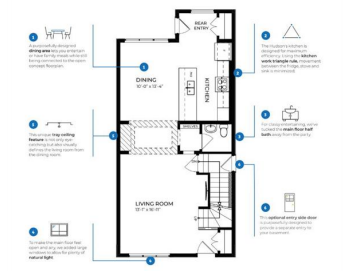
The HUDSON
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3 Bed
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Main Floor Features



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Rohit
HOMES | Build Goes Further

