

\$609,900 - 422 River Avenue, Cochrane

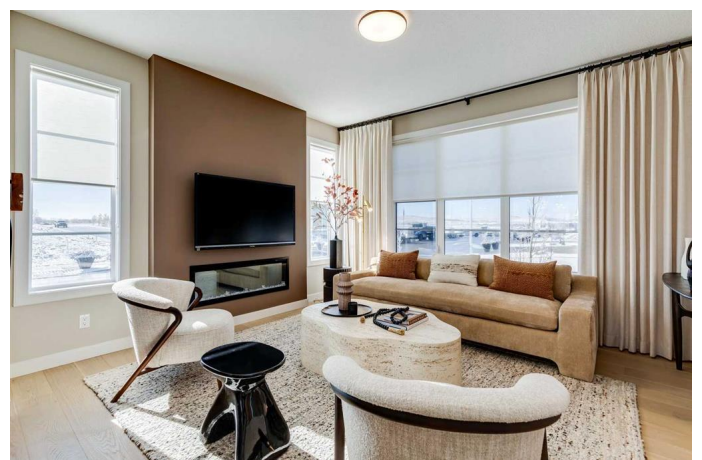
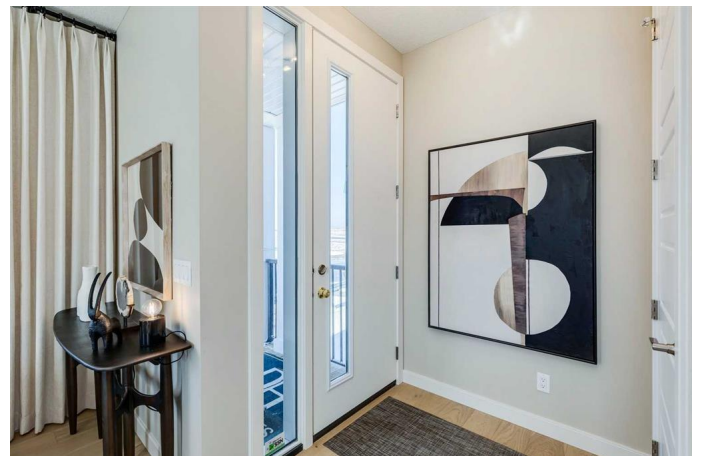
MLS® #A2194044

\$609,900

3 Bedroom, 3.00 Bathroom, 1,514 sqft
Residential on 0.08 Acres

Greystone, Cochrane, Alberta

BRAND NEW HOME by Douglas Homes, Master Builder in central Greystone, short walking distance to parks, the Bow River, major shopping & interconnected pathway system. Featuring the Fernie 3 with main floor rear enclosed Flex Room & separate side entry on an R-MX zoned home site for POTENTIAL future lower level suite. NOTE: a secondary suite would be subject to approval and permitting by the city/municipality. This gorgeous 3 bedroom, 2 & 1/2 half bath home offers over 1510 sq ft of living space. This home is located on a River Avenue which provides immediate access to the interconnective pathway system, perfect for those looking for a outdoor lifestyle. Loads of Designer & upgraded features in this beautiful, open floor plan. The main floor greets you with 8' front door, soaring 9' ceilings, oversized windows, built-in niches & fireplace. Gleaming Hardwood floors flow through the kitchen, hall & nook adding a feeling of warmth & style. The two sided Kitchen is completed with Quartz Countertops, two tone Kitchen Cabinets, 42" uppers with decorative enclosed bulkhead, plenty of drawers including Pots & Pan drawers, twin accented beam ceiling detail, soft close doors & drawers, convenient tech space/desk with twin drawers & new stainless steel Kitchen appliance package. At the rear of the home you'll find an enclosed bright Flex Room with double 8'0" French Doors for the work from home crowd. Upstairs you'll find a generous Primary Bedroom with Ensuite -



Quartz Counters with double vanities, 6'0" soaker tub with large window above & tiled skirting/trim, 5' shower with Designer tiled walls, private water closet all completed with ceramic tile flooring & large walk-in closet. The 2nd floor is completed by two good size additional bedrooms, main bath tub/shower combination with tiled walls, Quartz countertop, undermounted sink & ceramic tile flooring. You will love the convenience of 2nd Floor Laundry for side by side laundry completed with ceramic floor tile. This is a very popular plan, great for young families, investors or the down sizers. Spacious, Beautiful and Elegant! The perfect place for your perfect home. Call today! Photos are from prior build & are reflective of fit, finish & included features. Note: Front elevation of home & interior photos are for illustration purposes only. Actual elevation style, interior colors/finishes, & upgrades may be different than shown & the Seller is under no obligation to provide them as such.

Directions: Directions: Come to the Show Home first located at 500 River Avenue. Showings only during Show Home hours & days. Closed all Fridays THIS HOME IS UNDER CONSTRUCTION

Built in 2024

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2194044 |
| Price | \$609,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,514 |
| Acres | 0.08 |
| Year Built | 2024 |

| | |
|----------|-------------|
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 422 River Avenue |
| Subdivision | Greystone |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 3B8 |

Amenities

| | |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities | Cable Connected, Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Connected, Sewer Connected, Underground Utilities, Water Connected |
| Parking Spaces | 2 |
| Parking | Parking Pad, RV Access/Parking |

Interior

| | |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Beamed Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data |
| Appliances | Dishwasher, Electric Range, Electric Water Heater, Humidifier, Microwave Hood Fan, Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Blower Fan, Electric, Great Room |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|------------------------------------------------------|
| Exterior Features | Lighting, Other, Private Yard, Rain Gutters, Storage |
| Lot Description | Back Lane, City Lot, Interior Lot, Rectangular Lot |

| | |
|--------------|---------------------------------------------------|
| Roof | Asphalt Shingle |
| Construction | Brick, Composite Siding, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 11th, 2025 |
| Days on Market | 65 |
| Zoning | R-MX |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

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