

\$559,900 - 418 River Avenue, Cochrane

MLS® #A2254906

\$559,900

3 Bedroom, 3.00 Bathroom, 1,455 sqft

Residential on 0.08 Acres

Greystone, Cochrane, Alberta

NEW PRICE! ** Open House at 500 River Avenue - October 1 -2, 6 - 9, 14 - 16, 20 - 23, 27 - 30 from 2:15 PM - 7:45 PM & October 4-5, 11 - 13, 18 - 19, 25- 26 from 12:15 PM to 4:30 PM **

POSSESSION DATE -

Oct. 27/25 - CONFIRMED BY THE BUILDER.

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 Victoria with 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 1400 sq ft of living space. This home is located on 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 Kitchen is completed with Quartz Countertops, two tone Kitchen Cabinets, 42" uppers with decorative enclosed bulkhead, plenty of drawers including Pots & Pan drawers, soft close doors & drawers, convenient tech



space/desk & new stainless steel Kitchen appliance package. Upstairs you'll find a generous Primary Bedroom with Ensuite - Quartz Counters with separate, twin sink vanities, 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 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! Interior photos are from prior build & are reflective of fit, finish & included features. Note: Interior photos are for illustration purposes only. Actual interior colors/finishes, & upgrades may be different than shown & the Seller is under no obligation to provide them as such. Come to the Show Home first located at 500 River Avenue. Showings only during Show Home hours & days. **THIS HOME IS UNDER CONSTRUCTION**

Built in 2025

Essential Information

MLS® #	A2254906
Price	\$559,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,455
Acres	0.08
Year Built	2025

New GST Rebate

COULD MEAN UP TO \$50,000
BACK FOR **FIRST-TIME BUYERS**



Yes, it's real — qualified Canadians can now save up to \$50,000 in GST relief.

A new federal rebate is making the path to homeownership more affordable than ever — especially for those buying their very first home.

Who qualifies?

- ✓ 18+ years old
- ✓ Canadian citizen or permanent resident
- ✓ Haven't owned (or lived in a home owned by your spouse/partner) in the last 4 years

How it works:

Applies to new contracts signed on or after May 27, 2025

- Only one eligible buyer required per contract
- Must be your primary residence
- Homes under \$1M may qualify for a 100% GST rebate
- Partial rebate available on homes valued between \$1M - \$1.5M

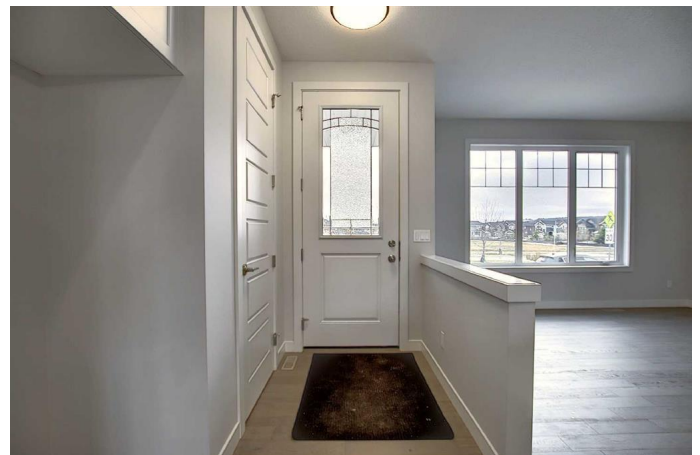
At Douglas Homes, we build with value, trust, and care — and now, those entering the market for the first time can make the most of that with real federal tax savings.

As of May 27, 2025, the federal government has introduced a new GST rebate of up to \$50,000 for first-time home buyers of newly built homes. It's a meaningful change that supports what we've always believed, more people should be able to own a home they're proud of.

This could reshape how Canadians think about affordability — and bring the dream of homeownership closer for those entering the market for the first time.

We've shared more details across our social channels. If you're planning to buy your first home, or simply want to stay informed, we encourage you to check out the posts and share them with anyone who could benefit.

[HTTPS://WWW.CANADA.CA/EN/DEPARTMENT-FINANCE/NEWS/2025/05/GST-RELIEF-FOR-FIRST-TIME-HOME-BUYERS-ON-NEW-HOMES-VALUED-UP-TO-15-MILLION.HTML](https://www.canada.ca/en/departement-finance/news/2025/05/gst-relief-for-first-time-home-buyers-on-new-homes-valued-up-to-15-million.html)



Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	418 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, 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

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	September 6th, 2025
Days on Market	70
Zoning	R-MX

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.