

# \$560,000 - 478 River Avenue, Cochrane

MLS® #A2270755

**\$560,000**

3 Bedroom, 3.00 Bathroom, 1,630 sqft

Residential on 0.08 Acres

Greystone, Cochrane, Alberta

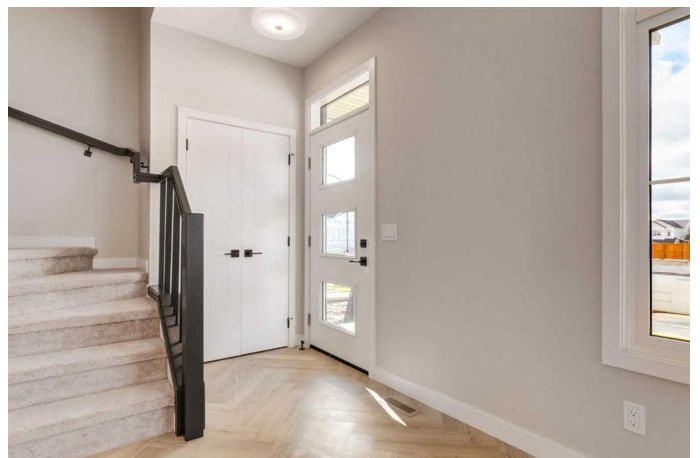
**\*\*Open House at Greystone Showhome - 498 River Ave\*\*** The Hudson by Rohit offers the perfect blend of style, comfort, and functionality. This single-family walkout home is designed to make everyday living effortless, featuring a rear concrete parking pad and thoughtful layout throughout. The main floor offers an open-concept living space with plenty of natural light, ideal for both relaxing and entertaining. Upstairs, youâ€™ll find 3 well-sized bedrooms, 2.5 bathrooms, convenient upper-floor laundry, and a generous primary suite complete with a walk-in closet and beautifully appointed ensuite.

The walkout, unfinished basement provides a rare opportunity to customize the space to your lifestyleâ€”whether you envision a home gym, additional bedrooms, a rec room, or a private office. With its smart design, modern finishes, and flexible lower level, the Hudson is a standout choice for anyone looking for a home that can grow with them.

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2270755  |
| Price      | \$560,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,630       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 478 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, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer                                                                            |
| Heating           | Forced Air                                                                                                                              |
| Cooling           | None                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Full                                                                                                                                    |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Other                                 |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Wood Frame                            |
| Foundation        | Poured Concrete                       |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | November 13th, 2025 |
|-------------|---------------------|

|                |      |
|----------------|------|
| Days on Market | 1    |
| Zoning         | R-LD |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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