



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**490 River Avenue
Cochrane, Alberta**

MLS # A2225118



\$589,000

Division:	Greystone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,627 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Paved, Rear Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Vinyl Windows

Inclusions: None

PRICE IMPROVEMENT! Skip the stress of building and enjoy your summer in this exquisite 3-bedroom, 2.5-bath home in one of Cochrane's best new neighbourhoods. Located in the desirable Greystone community, this home offers a prime downtown location, just steps away from the Bow River pathways, golf course, parks, the Spray Lakes Recreation Centre, and an abundance of shopping and dining options. With NO GST, no construction delays, and the added peace of mind provided by the Alberta New Home Warranty, why wait for a new build when you can enjoy this beautiful Rohit built, laned home now, with its meticulously selected design features, stylish colour palette and a truly welcoming and family focused feel. Upon entry, a spacious foyer leads into the open-concept main living area flooded with natural light from large west-facing windows. Designed with both function and style in mind, the expansive living and dining areas are perfect for family evenings or entertaining guests. The designer kitchen is a true highlight, featuring sleek floor-to-ceiling white cabinetry, a large centre island with quartz countertops, stainless steel appliances, and custom backsplash and lighting that adds a touch of elegance. With an abundance of windows to let in the morning sun and direct access to the backyard and paved double parking pad, this home offers ultimate convenience and comfort—perfect for busy family life. Upstairs, the spacious primary bedroom features ample storage with a large walk-in AND two additional closets, numerous windows and a luxurious ensuite featuring a double vanity, glass shower and relaxing soaker tub. Two additional generously sized bedrooms, a 4-piece bath, and convenient upstairs laundry with linen nook complete the upper level. The lower level, with its private side entrance, bathroom rough-in, and two large windows, is ready

for your personal touch, offering endless possibilities to expand and enhance your family's lifestyle. Located just moments from parks, the Bow River pathways, and all the amenities downtown Cochrane has to offer, this home provides a modern yet warm aesthetic, an abundance of natural light, and an open floor plan perfect for family moments. Skip the stress and time of construction, enjoy all the summer fun of the neighbourhood in your new home!