



**GRASSROOTS**  
REALTY GROUP

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**478 River Avenue  
Cochrane, Alberta**

**MLS # A2231072**



**\$600,000**

|                  |                   |               |                  |
|------------------|-------------------|---------------|------------------|
| <b>Division:</b> | Greystone         |               |                  |
| <b>Type:</b>     | Residential/House |               |                  |
| <b>Style:</b>    | 2 Storey          |               |                  |
| <b>Size:</b>     | 1,578 sq.ft.      | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                 | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Parking Pad       |               |                  |
| <b>Lot Size:</b> | 0.08 Acre         |               |                  |
| <b>Lot Feat:</b> | Other             |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished, Walk-Out To Grade  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame   | <b>Zoning:</b>    | TBD |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | None   |                   |     |

**\*\* Open House at Greystone showhome - 498 River Ave, Cochrane - July 11th 1-4pm and July 12th 12-3pm \*\*** Introducing The Hudson—a beautifully designed laned home offering 1,578 sq ft of thoughtfully crafted living space in a prime location. This home delivers the perfect balance of style and function, starting with a double paved parking pad at the rear for added convenience. Inside, you’ll find a spacious, open-concept layout centered around a stunning kitchen featuring floor-to-ceiling cabinetry and sleek quartz countertops throughout. Designed for modern living, The Hudson includes 3 generously sized bedrooms, 2.5 bathrooms, and a convenient upstairs laundry room. Unwind in the elegant 4-piece ensuite, a true retreat crafted with care by a local interior designer. The home also includes a walkout basement, offering endless potential for future development—whether as a home office, gym, or entertainment space with direct outdoor access. Built by Rohit Homes with exceptional attention to detail, this home is loaded with thoughtful features like a side entrance, large triple-pane windows that flood the space with natural light, and an airy open-concept floor plan perfect for everyday living and entertaining. Whether you're enjoying quiet evenings at home or hosting friends and family, The Hudson is designed to elevate your lifestyle with comfort, functionality, and style. Photos are from a previously built model and are for illustrative purposes only. Finishes may vary.