



GRASSROOTS
REALTY GROUP

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**584 River Avenue
Cochrane, Alberta**

MLS # A2247476



\$594,999

Division:	Greystone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,641 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Owned, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air, Natural Gas
Floors:	Other
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Bookcases, Built-in Features, Stone Counters, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

Inclusions: Heater on deck, Installed blinds, shed on parking pad. Basement - microwave, Refrigerator.

Welcome to 584 River Ave, Cochrane, offering over 2,200 sq. ft. of developed living space, versatile floor plan options, and modern upgrades, all in a prime location close to downtown, schools, parks, and endless recreation. Upstairs, you'll find three spacious bedrooms, including a primary retreat large enough for a king size bed, complete with a walk-in closet and a luxurious 5 piece ensuite. Two additional bedrooms, a full 4 piece bathroom, and a conveniently located laundry room complete the upper level. The main floor features an expansive open concept living and dining area with custom built in cabinets, exposed shelving, and plenty of natural light. The kitchen is equipped with stainless steel appliances, a water filtration system, and connects immediately off the deck for inside to outside gatherings or bbq's on the expansive deck with custom pergola. The fully finished illegal basement suite offers endless opportunities with its own private side entrance. This open studio style illegal suite includes a full bathroom, fridge, microwave, apartment style laundry, built in cupboards, and plumbing/electrical ready for a full kitchen upgrade. Two large storage rooms add extra functionality. Step outside to your private backyard oasis featuring a heated, custom deck with pergola, fenced yard, lush grass, and a front yard tree. Additional features include a shed, parking pad, brand new furnace and central AC, and a Google Home smart thermostat. Walking distance to the Bow River, SLS Centre, downtown Cochrane, off leash dog park, golf course, and multiple parks. this home combines comfort and convenience.