



**GRASSROOTS**  
REALTY GROUP

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

**478 River Avenue  
Cochrane, Alberta**

**MLS # A2270755**



**\$539,900**

|                  |                                       |               |                  |
|------------------|---------------------------------------|---------------|------------------|
| <b>Division:</b> | Greystone                             |               |                  |
| <b>Type:</b>     | Residential/House                     |               |                  |
| <b>Style:</b>    | 2 Storey                              |               |                  |
| <b>Size:</b>     | 1,630 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> | Back Lane, Back Yard, Rectangular Lot |               |                  |

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

**\*\* Open House at Greystone showhome - 498 River Ave, Cochrane - Dec. 5th 3-5pm, Dec. 7th 1-4pm and Dec. 9th 2-5pm \*\*** 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, you'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 lifestyle—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.