



**GRASSROOTS**  
REALTY GROUP

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**584 River Avenue  
Cochrane, Alberta**

**MLS # A2274856**



**\$595,000**

<b>Division:</b>	Greystone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,646 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad, Paved		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, High Ceilings, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** TV Wall Mounts, All Attached Shelving, Heater on Back Deck, Outdoor Shed, All lighting fixtures attached, Central Air Conditioner (leased)

Open House Saturday from 11am - 1pm | Welcome to 584 River Avenue home offering over 2,200 sq. ft. of comfortable living space, UPGRADES, and a location that truly can't be beat. Walk to the Bow River pathways, SLS Centre, downtown Cochrane, the off-leash dog park, golf course, and multiple parks. Everything you need is just minutes away. The main level offers an OPEN CONCEPT living and dining area, LARGE WINDOWS for an abundance of that natural light and a WHITE KITCHEN. The kitchen includes STAINLESS STEEL appliances, QUARTZ COUNTERS and direct access to the spacious deck/pergola that spans the back of the home in the backyard. With an added heater perfect for seamless indoor/outdoor entertaining. The second floor features three generous bedrooms, including a spacious primary. Enjoy a large WALK IN closet and a 5-piece ENSUITE with dual sinks, SOAKER TUB, and separate shower. Two additional bedrooms, a full 4-piece bathroom, and a conveniently located LAUNDRY room complete the upper level. The fully finished basement includes its own private side entrance, offering great potential for multi-generational living, guests, or a rental. The space features a full bathroom, apartment-style laundry, cabinetry, and a wet bar. Two storage rooms add even more practicality. This home is truly a place to call home as its close to everything in town!