



GRASSROOTS
REALTY GROUP

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**470 River Avenue
Cochrane, Alberta**

MLS # A2277206



\$555,000

Division:	Greystone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,630 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

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

** Open House at Greystone Show Home - 498 River Ave, Cochrane - Feb. 12th 3-6pm, Feb. 13th 3-5pm, Feb. 14th 1-4pm and Feb. 17th 3-5pm ** The Hudson by Rohit offers the perfect blend of style, comfort, and functionality. This 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 unfinished walkout 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.