



**470 River Avenue  
Cochrane, Alberta**

**MLS # A2277206**

**\$555,000**



<b>Division:</b>	Greystone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,630 sq.ft.	<b>Age:</b>	2026 (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> Closet(s)	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In		
<b>Inclusions:</b>	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.