



**GRASSROOTS**  
REALTY GROUP

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**512 River Avenue  
Cochrane, Alberta**

**MLS # A2286198**



**\$625,000**

<b>Division:</b>	Greystone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,510 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic 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>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** All Lighting Fixtures Attached, All Shelving Attached, Curtain Rods, Outdoor Shed, TV Wall Mount(s)

Welcome to this beautifully maintained 1,563 sq ft single-family home offering modern style, thoughtful upgrades, and everyday functionality. Step inside to a bright and inviting main floor featuring luxury vinyl plank flooring, striking black lighting accents, and a stunning white kitchen designed to impress. The kitchen showcases ceiling-height cabinetry, quartz countertops throughout, a dedicated coffee bar, and quality appliances including a French-door refrigerator, stove, and microwave, perfect for both daily living and entertaining. The open living space is anchored by a cozy electric fireplace with mantel, creating a warm focal point. Upstairs you'll find three spacious bedrooms, including a comfortable primary retreat complete with a walk-in closet and a 4-piece ensuite featuring double undermount sinks. The unfinished basement offers excellent future development potential to suit your needs. Step outside to enjoy the deck spanning the entire back of the home, overlooking the east-facing yard &mdash; ideal for morning coffee or evening relaxation. A double detached garage provides additional storage and everyday practicality. This move-in-ready home blends modern finishes, comfort, and functionality &mdash; a fantastic opportunity you won't want to miss.