# \$569,900 - 422 River Avenue, Cochrane

MLS® #A2194044

## \$569,900

3 Bedroom, 3.00 Bathroom, 1,514 sqft Residential on 0.08 Acres

Greystone, Cochrane, Alberta

NEW PRICING! IMMEDIATE POSSESSION -CONFIRMED BY THE BUILDER, BRAND NEW HOME by Douglas Homes, Master Builder in central Greystone, short walking distance to parks, the Bow River, major shopping & interconnected pathway system. Featuring the Fernie 3 with main floor rear enclosed Flex Room & separate side entry on an R-MX zoned home site for POTENTIAL future lower level suite. NOTE: a secondary suite would be subject to approval and permitting by the city/municipality. This gorgeous 3 bedroom, 2 & 1/2 half bath home offers over 1510 sq ft of living space. This home is located on a River Avenue which provides immediate access to the interconnective pathway system, perfect for those looking for a outdoor lifestyle. Loads of Designer & upgraded features in this beautiful, open floor plan. The main floor greets you with 8' front door, soaring 9' ceilings, oversized windows, built-in niches & fireplace. Gleaming Hardwood floors flow through the kitchen, hall & nook adding a feeling of warmth & style. The two sided Kitchen is completed with Quartz Countertops, two tone Kitchen Cabinets, 42" uppers with decorative enclosed bulkhead, plenty of drawers including Pots & Pan drawers, twin accented beam ceiling detail, soft close doors & drawers, convenient tech space/desk with twin drawers & new stainless steel Kitchen appliance package. At the rear of the home you'll find an enclosed bright Flex Room with double 8'0" French Doors for the



work from home crowd. Upstairs you'll find a generous Primary Bedroom with Ensuite -Quartz Counters with double vanities, 6'0" soaker tub with large window above & tiled skirting/trim, 5' shower with Designer tiled walls, private water closet all completed with ceramic tile flooring & large walk-in closet. The 2nd floor is completed by two good size additional bedrooms, main bath tub/shower combination with tiled walls, Quartz countertop, undermounted sink & ceramic tile flooring. You will love the convenience of 2nd Floor Laundry for side by side laundry completed with ceramic floor tile. This is a very popular plan, great for young families, investors or the down sizers. Spacious, Beautiful and Elegant! The perfect place for your perfect home. Call today! Photos are from prior build & are reflective of fit, finish & included features. Note: Front elevation of home & interior photos are for illustration purposes only. Actual elevation style, interior colors/finishes, & upgrades may be different than shown & the Seller is under no obligation to provide them as such.

Directions: Directions: Come to the Show Home first located at 500 River Avenue. Showings only during Show Home hours & days. THIS HOME IS UNDER CONSTRUCTION

Built in 2024

# **Essential Information**

MLS®# A2194044

Price \$569,900

Bedrooms 3

**Bathrooms** 3.00

**Full Baths** 2

Half Baths

Square Footage 1.514

Acres 0.08

## New GST Rebate



COULD MEAN UP TO \$50,000 BACK FOR FIRST-TIME BUYERS





Yes, it's real - qualified Canadians can now save up to

\$50,000 in GST relief.

A new federal rebate is making the path to homeownership more affordable than ever especially for those buying their very first home.

#### Who qualifies?

- √ 18+ years old √ Canadian citizen or permanent resident √ Haven't owned (or lived in a home owned by your spouse/partner) in the last 4 years

Applies to new contracts signed on or after May 27,

- Only one eligible buyer required per contract
- Must be your primary residence
- Homes under \$1M may qualify for a 100% GST rebate
   Partial rebate available on homes valued between

At Douglas Homes, we build with value, trust, and care — and now, those entering the market for the first time can make the most of that with real federal tax savings.

As of May 27, 2025, the federal government has introduced a new GST rebate of up to \$50,000 for first-time home buyers of newly built homes. It's a meaningful change that supports what we've always believed, more people should be able to own a home they're proud of.

This could reshape how Canadians think about affordability — and bring the dream of homeownership closer for those entering the market for the first time.

We've shared more details across ou social channels. If you're planning to buy your first home, or simply want to stay informed, we encourage you to check out the posts and share them with anyone who could benefit.



Year Built 2024

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 422 River Avenue

Subdivision Greystone
City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 3B8

#### **Amenities**

Utilities Cable Connected, Electricity Connected, Garbage Collection, Natural

Gas Connected, Phone Connected, Sewer Connected, Underground

Utilities, Water Connected

Parking Spaces 2

Parking Pad, RV Access/Parking

#### Interior

Interior Features Bathroom Rough-in, Breakfast Bar, Beamed Ceilings, Built-in Features,

Closet Organizers, Double Vanity, French Door, High Ceilings, Vinyl Windows, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Wired for Data, Walk-In

Closet(s)

Appliances Dishwasher, Electric Range, Electric Water Heater, Humidifier,

Microwave Hood Fan, Refrigerator

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Blower Fan, Electric, Great Room

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Lighting, Other, Private Yard, Rain Gutters, Storage

Lot Description Interior Lot, Back Lane, City Lot, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Composite Siding, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed February 11th, 2025

Days on Market 266

Zoning R-MX

# **Listing Details**

Listing Office Greater Calgary Real Estate

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