



490 River Avenue Cochrane Alberta

\$589,000

PRICE IMPROVEMENT! Skip the stress of building and enjoy your summer in this exquisite 3-bedroom, 2.5-bath home in one of Cochrane's best new neighbourhoods. Located in the desirable Greystone community, this home offers a prime downtown location, just steps away from the Bow River pathways, golf course, parks, the Spray Lakes Recreation Centre, and an abundance of shopping and dining options. With NO GST, no construction delays, and the added peace of mind provided by the Alberta New Home Warranty, why wait for a new build when you can enjoy this beautiful Rohit built, laned home now, with its meticulously selected design features, stylish colour palette and a truly welcoming and family focused feel. Upon entry, a spacious foyer leads into the open-concept main living area flooded with natural light from large west-facing windows. Designed with both function and style in mind, the expansive living and dining areas are perfect for family evenings or entertaining guests. The designer kitchen is a true highlight, featuring sleek floor-to-ceiling white cabinetry, a large centre island with quartz countertops, stainless steel appliances, and custom backsplash and lighting that adds a touch of elegance. With an abundance of windows to let in the morning sun and direct access to the backyard and paved double parking pad, this home offers ultimate convenience and comfort—perfect for busy family life. Upstairs, the spacious primary bedroom features ample storage with a large walk-in AND two additional closets, numerous windows and a luxurious ensuite featuring a double vanity, glass shower and relaxing soaker tub. Two additional generously sized bedrooms, a 4-piece bath, and convenient upstairs laundry with linen nook complete the upper level. The lower level, with its private side entrance, bathroom rough-in, and two large windows, is ready for your personal touch, offe...

Primary Bedroom 15.67 Ft x 12.50 Ft

Bedroom 12.58 Ft x 9.67 Ft

Bedroom 15.67 Ft x 8.92 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Living room 22.42 Ft x 14.83 Ft

Dining room 13.50 Ft x 9.75 Ft

Kitchen 13.25 Ft x 8.67 Ft

2pc Bathroom Measurements not available

Other 6.42 Ft x 4.58 Ft

Listing Presented By:



Originally Listed by:
MaxWell Capital Realty



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca