



## 430 River Avenue Cochrane Alberta

\$554,900

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 Windermere with main floor forward 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 1490 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 an 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. At the front of the home you'll find an enclosed bright Flex Room (could also be a main floor bedroom) with 8'0" French Door and storage closet for the work from home crowd. The Kitchen is completed with Quartz Countertops, two tone Kitchen Cabinets, 42" uppers with decorative enclosed bulkhead, plenty of drawers including Pots & Pan drawers, soft close doors & drawers & new stainless steel Kitchen appliance package. Upstairs you'll find a generous Primary Bedroom with Ensuite - Quartz Counters with double vanities, 5' shower with Designer tiled walls & toilet in its own private doored room all completed with ceramic tile flooring & large walk-in closet accessed from the bedroom. The 2nd floor is completed by two good size additional bedrooms, main bath tub/shower combination with tiled walls, window, Quartz countertop, undermounted sink & ceramic tile flooring. You will lo...

Laundry room 6.00 Ft x 5.50 Ft

Great room 13.00 Ft x 12.75 Ft

Kitchen 13.17 Ft x 8.83 Ft

Breakfast 9.83 Ft x 10.17 Ft

Other 10.00 Ft x 10.00 Ft

Primary Bedroom 12.42 Ft x 12.42 Ft

Bedroom 10.33 Ft x 9.58 Ft

Bedroom 10.00 Ft x 10.00 Ft

4pc Bathroom Measurements not available

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