$579,900 - 414 River Avenue, Cochrane

MLS® #A2254459

$579,900
3 Bedroom, 3.00 Bathroom, 1,369 sqft
Residential on 0.08 Acres

Greystone, Cochrane, Alberta

POSSESSION DATE - Oct. 21/25 - 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 2 with 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 1360 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, 42" Kitchen Cabinet 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. Upstairs you'll find a generous Primary Bedroom with Ensuite - Quartz Counter with undermounted sink & drawer, 5' shower with Designer tiled walls,

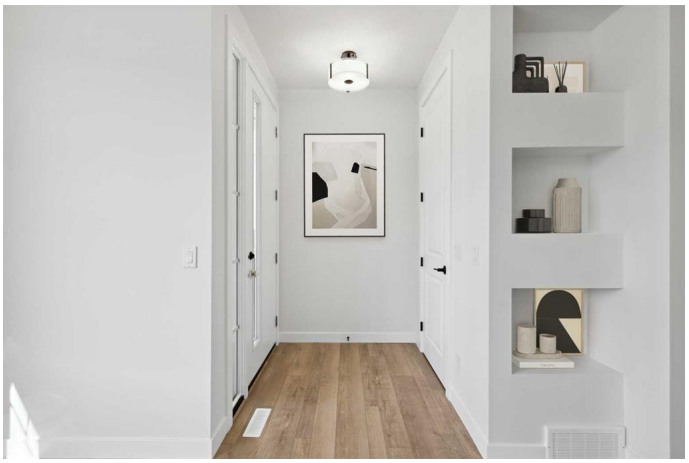
private water closet all completed with ceramic tile flooring & large walk-in closet. The 2nd floor is completed by two good size additional bedrooms, main bath tub/shower combination with tiled walls, Quartz countertop, undermounted sink, drawer & ceramic tile flooring. You will love the convenience of 2nd Floor 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!
Interior photos are from prior build & are reflective of fit, finish & included features.
Note: Interior photos are for illustration purposes only. Actual interior colors/finishes, & upgrades may be different than shown & the Seller is under no obligation to provide them as such.
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 2025

Essential Information

MLS® #	A2254459
Price	$579,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,369
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information



Address	414 River Avenue
Subdivision	Greystone
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3B8

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Connected, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	2
Parking	Parking Pad, RV Access/Parking

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Built-in Features, Closet Organizers, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data
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, Unfinished

Exterior

Exterior Features	Lighting, Other, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, City Lot, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2025
Days on Market	7

Zoning	R-MX

Listing Details

Listing Office	Greater Calgary Real Estate

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