# \$587,900 - 430 River Avenue, Cochrane

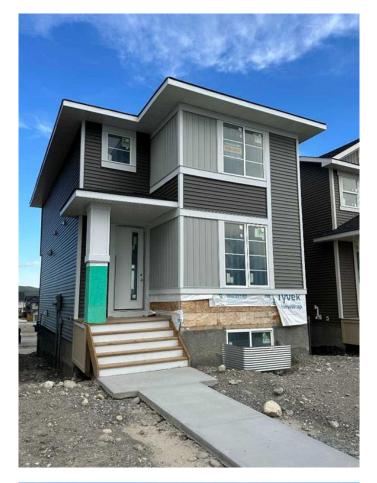
MLS® #A2216509

### \$587,900

3 Bedroom, 3.00 Bathroom, 1,490 sqft Residential on 0.08 Acres

Greystone, Cochrane, Alberta

POSSESSION DATE - SEPT. 22/25 -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 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 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. 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 love the convenience of 2nd Floor Laundry Room 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: Come to the Show Home first located at 500 River Avenue. Showings only during Show Home hours & days. Closed all Fridays THIS HOME IS UNDER CONSTRUCTION

Built in 2024

#### **Essential Information**

MLS® #	A2216509
Price	\$587,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,490
Acres	0.08
Year Built	2024

Туре	Residential		2025
Sub-Type	Detached	New GST Rebate	
Style	2 Storey	COULD MEAN UP BACK FOR <mark>FIRST</mark>	
Status	Active		7
Community Information			Up to \$50,000 GST Rebate For First-time home buyers Now in effect – Talk to us today
Address	430 River Avenue		Applies to new contracts from May 27, 2025
Subdivision	Greystone	SOLD	
City	Cochrane	Yes, it's real – qualified Canadians can now save up to \$50,000 in GST relief.	Ĩ
County	Rocky View County	A new federal rebate is making the path to homeownership more affordable than ever – especially for those buying their very first home.	As of May 27, 2025, the federal government has introduced a new GST rebate of up to \$50,000 for first-time home buyers
Province	Alberta	Who qualifies? √18+ years old	of newly built homes. It's a meaningful change that supports what we've always believed, more people should be able to
Postal Code	T4C 3B8	✓ Canadian citizen or permanent resident ✓ Haven't owned (or lived in a home owned by your spouse/partner) in the last 4 years	own a home they're proud of.
Amenities		How it works: Applies to new contracts signed on or after May 27, 2025 - Only one eligible buyer required per contract	This could reshape how Canadians think about affordability – and bring the dream of homeownership closer for those entering the market for the first time.
Utilities	Cable Connected, Electrici Garbage Collection, Phone C Utilities, Water Connected	- Must be your primary residence - Homes under \$1M may qualify for a 100% GST rebate - Partial rebate available on homes valued between	We've shared more details across our 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.
Parking Spaces	2	federal tax savings.	RST. TIME HOME BUYERS-ON NEW HOMES VALUED UP. TO IS MILLION.HTML
Parking	Parking Pad, RV Access/Parl	king	
Interior			
Interior Features Bathroom Rough-in, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, 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 Rang Microwave Hood Fan, Refrige	-	leater, Humidifier,
Heating	Forced Air, Natural Gas		
Cooling	None		
Fireplace	Yes		
# of Fireplaces	1		

- FireplacesBlower Fan, Electric, Great RoomHas BasementYes
- 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

ConstructionBrick, Composite Siding, Vinyl Siding, Wood FrameFoundationPoured Concrete

## **Additional Information**

Date ListedApril 30th, 2025Days on Market123ZoningR-MX

## **Listing Details**

Listing Office Greater Calgary Real Estate

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