# **\$499,900 - 426 River Avenue, Cochrane**

MLS® #A2191105

# \$499,900

3 Bedroom, 3.00 Bathroom, 1,180 sqft Residential on 0.08 Acres

Greystone, Cochrane, Alberta

NEW PRICE! \*\* Open House at 500 River Avenue - October 1 -2, 6 - 9, 14- 16, 20 - 23, 27 - 30 from 2:15 PM - 7:45 PM & October 4-5, 11 - 13, 18 - 19, 25- 26 from 12:15 PM to 4:30 PM \*\*

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 Glacier 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 1180 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 upgraded, DESIGNER features in this beautiful, open floor plan. The main floor greets you with a grand, glazed 8' front door & side lite, soaring 9' ceilings, oversized windows, & 8' 0" passage doors. Distinctive Engineered Hardwood floors flow through the Foyer, Hall, Great Room, Kitchen & Nook adding a feeling of warmth & style. The Kitchen is completed with an oversized entertainment island & breakfast bar, closet pantry, Quartz Countertops, 42" Cabinet



Uppers accented by closed-in, painted bulkhead above, Bank of Pots & Pans Drawers, soft close doors & drawers throughout, new stainless appliance package including Fridge, Microwave/Hood Fan combo over the stove, smooth top electric Range, & built-in Dishwasher. The main floor is completed with an open Great Room & Nook finished with over height windows, full French Door rear entry & 1/2 bath. Great Room is complimented by a Napoleon "Entice" fireplace. Upstairs you'll find a good sized Primary Bedroom with 3 piece Ensuite including undermounted sink & drawer, Quartz vanity, oversized 5'0" x 3'0" shower with tile accented walls & ceramic tile flooring. There is also a nice sized, walk-in closet accessed from the bedroom. The 2nd floor is completed with two additional good sized bedrooms with roomy double door closets. The 2nd & 3rd bedrooms have easy access to the main the bath with Quartz countertop, undermounted sink with drawer & tile flooring. This is a very popular plan, great for young families, investors or the down sizing crowd. Spacious, Beautiful and Elegant! The perfect place for your perfect home with the Perfect Fit. 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.

Built in 2024

### **Essential Information**

MLS®# A2191105 Price \$499,900

**Bedrooms** 3

# 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 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



Bathrooms 3.00 Full Baths 2 Half Baths 1

Square Footage 1,180 Acres 0.08 Year Built 2024

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 426 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 Parking Pad

#### Interior

Interior Features Bathroom Rough-in, Breakfast Bar, 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, Storage, Wired for Data, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

Heating Central, Exhaust Fan, Forced Air, Fireplace(s), High Efficiency, Humidity

Control, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Blower Fan, Decorative, Electric, Great Room

Has Basement Yes

Basement Full

### **Exterior**

Exterior Features Lighting, Other, Rain Gutters

Lot Description Back Lane, Back Yard, Front Yard, Interior Lot, Paved, Rectangular Lot,

Street Lighting

Roof Asphalt Shingle

Construction Composite Siding, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed February 3rd, 2025

Days on Market 274

Zoning R-MX

# **Listing Details**

Listing Office Greater Calgary Real Estate

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