



GRASSROOTS
REALTY GROUP

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404 River Avenue
Cochrane, Alberta

MLS # A2334081



\$504,900

Division:	Greystone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,333 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, City Lot, Interior Lot, Paved, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Beamed Ceilings, 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, Storage, Walk-In Closet(s), Wired for Data		
Inclusions:	NA		

IMMEDIATE POSSESSION! 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 with side door entry. This gorgeous 3 bedroom, 2 & 1/2 half bath home offers 1330 sq ft of living space. Located on a River Avenue which provides easy, close access to two parks, one being Kid's Play Park, & the interconnective pathway system perfect for those looking for a outdoor lifestyle. This gorgeous 3 bedroom, 2 & 1/2 half bath home offers over 1330 sq ft of living space. Loads of 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 Kitchen is completed with Quartz or Granite Countertops, rich, tinted lacquer Kitchen Cabinets & new stainless steel Kitchen appliance package. Upstairs you'll find a generous Primary Bedroom with Ensuite - Quartz Counter vanity, 5' shower, ceramic tile flooring & large walk-in closet. The 2nd floor is completed by two good size additional bedrooms, main bath with Quartz or Granit countertop, undermounted sink & 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 the actual home and 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.

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