\$549,900 - 426 River Avenue, Cochrane

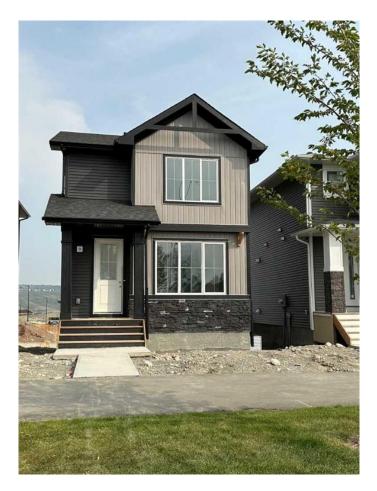
MLS® #A2191105

\$549,900

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

Greystone, Cochrane, Alberta

POSSESSION DATE - SEPT. 24/25 -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 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.

New GST Rebate

COULD MEAN UP TO \$50,000 BACK FOR FIRST-TIME BUYERS

SOLD



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

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

especially for those buying their very first home.

How it works

Applies to new contracts signed on or after May 27, 2025 - 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 \$1M -\$1.5M

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.

DH DOUGLAS

2025

Up to \$50,000 GST Rebate For First-time home buy

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 could benefit.



Built in 2024

Essential Information

MLS® #	A2191105
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,180
Acres	0.08
Year Built	2024

Type Sub-Type Style Status	Residential Detached 2 Storey Active	
Community Information		
Address	426 River Avenue	
Subdivision	Greystone	
City	Cochrane	
County	Rocky View County	
Province	Alberta	
Postal Code	T4C 3B8	
Amenities		
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, Garbage Collection, Phone Connected, Underground Utilities	
Parking Spaces	2	
Parking	Parking Pad	
Interior		
Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Bathroom Rough-in, Breakfast Bar, French Door, High Ceilings, Low Flow Plumbing Fixtures, Pantry, Quartz Counters, Recessed Lighting, Storage, Wired for Data	
Appliances	Dishwasher, Electric Stove, Refrigerator, Microwave Hood Fan	
Heating	Forced Air, Natural Gas, Central, Exhaust Fan, Fireplace(s), High Efficiency, Humidity Control	
Cooling	None	
Fireplace	Yes	
# of Fireplaces	1	
Fireplaces	Blower Fan, Decorative, Electric, Great Room	
Has Basement	Yes	
Basement	Full, Unfinished	
Exterior		
Exterior Features	Other, Lighting, Rain Gutters	
Lot Description	Back Lane, Front Yard, Interior Lot, Rectangular Lot, Back Yard, Paved, Street Lighting	

Roof

Asphalt Shingle

ConstructionVinyl Siding, Wood Frame, Composite Siding, StoneFoundationPoured Concrete

Additional Information

Date ListedFebruary 3rd, 2025Days on Market223ZoningR-MX

Listing Details

Listing Office Greater Calgary Real Estate

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