

\$579,900 - 418 River Avenue, Cochrane

MLS® #A2254906

\$579,900

3 Bedroom, 3.00 Bathroom, 1,455 sqft

Single Family on 0.08 Acres

Greystone, Cochrane, Alberta

**** 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 ****

POSSESSION DATE - Oct. 27/25 - 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 Victoria 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 1400 sq ft of living space. This home is located on 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 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, convenient tech



space/desk & new stainless steel Kitchen appliance package. Upstairs you'll find a generous Primary Bedroom with Ensuite - Quartz Counters with separate, twin sink vanities, 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 & 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** (id:6289)

Built in 2025

Essential Information

Listing #	A2254906
Price	\$579,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,455
Acres	0.08
Year Built	2025
Type	Single Family
Sub-Type	Freehold

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

Now in effect - Talk to us today

- ✓ Only one first-time home buyer is required
- ✓ Applies to new contracts from May 27, 2025
- ✓ Full rebate on homes up to \$1M

Additional details. Conditions apply. See full eligibility at Canada.ca.

DH DOUGLAS HOMES

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

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

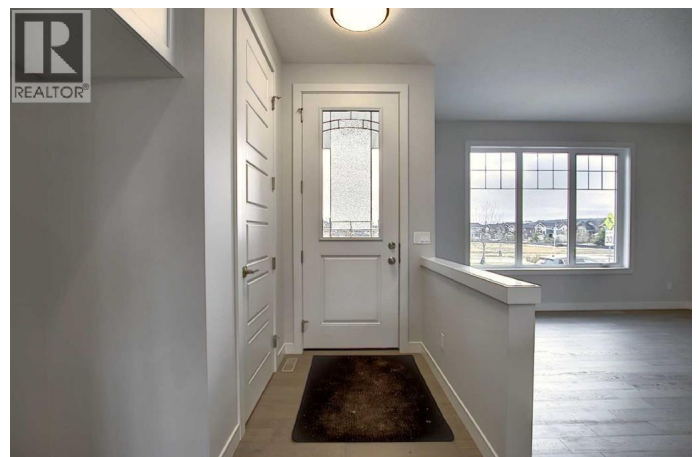
At Douglas Homes, we build with value, trust, and care — and now, those entering the market for the first time can make the most of that with real federal tax savings.

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.

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.

[HTTPS://WWW.CANADA.CA/EN/DEPARTMENT-FINANCE/NEWS/2025/05/GST-RELIEF-FOR-FIRST-TIME-HOME-BUYERS-ON-NEW-HOMES-VALUED-UP-TO-15-MILLION.HTML](https://www.canada.ca/en/departement-finance/news/2025/05/gst-relief-for-first-time-home-buyers-on-new-homes-valued-up-to-15-million.html)



Community Information

Address	418 River Avenue
Subdivision	Greystone
City	Cochrane
Province	Alberta
Postal Code	T4C3B8

Amenities

Amenities	Golf Course, Park, Playground, Schools, Shopping
Utilities	Cable, Electricity, Natural Gas, Telephone, Sewer, Water
Features	Back lane, PVC window, French door, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Parking Pad, RV

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave Range Hood Combo, Humidifier
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Brick, Composite Siding, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Greater Calgary Real Estate
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Listing information last updated on October 13th, 2025 at 11:16am CDT