

\$564,900 - 434 River Avenue, Cochrane

MLS® #A2217498

\$564,900

3 Bedroom, 3.00 Bathroom, 1,463 sqft

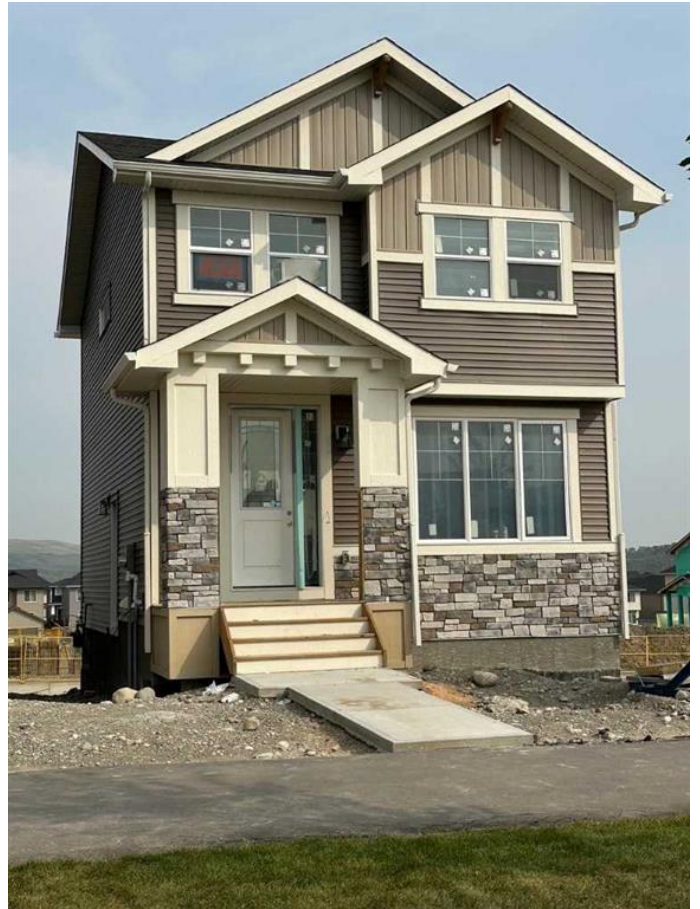
Residential on 0.08 Acres

Greystone, Cochrane, Alberta

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

NEW PRICING -

**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 Cascade 2 -
CUSTOM with side door entry. This gorgeous
3 bedroom, 2 & 1/2 half bath home offers 1460
sq ft of living space. Located on a Shale
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 1,460 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, two tone Kitchen Cabinets &
new stainless steel Kitchen appliance
package. Upstairs you'll find a generous
Primary Bedroom with Ensuite - Quartz
Counter with double vanities, 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 PLUS 2nd Floor Laundry.

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 upgrades. Note: Front elevation of home & interior photos are for illustration purposes only. Actual elevation style, interior colors/finishes may be different than shown & the Seller is under no obligation to provide them as such.

Built in 2024

Essential Information

MLS® #	A2217498
Price	\$564,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,463
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	434 River Avenue
Subdivision	Greystone
City	Cochrane
County	Rocky View County
Province	Alberta

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

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

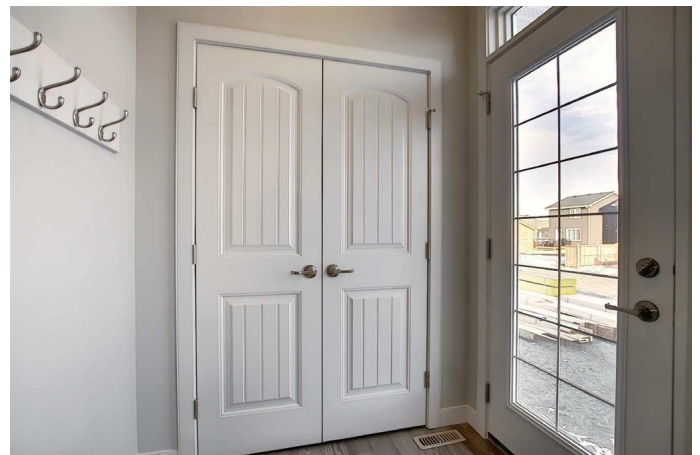
At Douglas Homes, we build with value, trust, and care — and now, those entering the market for the first time can make the most of that with real federal tax savings.

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)



Postal Code T4C 3B8

Amenities

Utilities Cable Connected, Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Connected, Sewer Connected, Underground Utilities, Water Connected

Parking Spaces 2

Parking Parking Pad, RV Access/Parking

Interior

Interior Features 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, Storage, Walk-In Closet(s), Wired for Data, Beamed Ceilings

Appliances Dishwasher, Humidifier, Microwave Hood Fan, Refrigerator, Electric Range, Electric Water Heater

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Blower Fan, Electric, Great Room

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Lighting, Other, Private Yard, Rain Gutters, Storage

Lot Description Back Lane, Interior Lot, Rectangular Lot, City Lot

Roof Asphalt Shingle

Construction Composite Siding, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 4th, 2025

Days on Market 168

Zoning R-LD

Listing Details

Listing Office Greater Calgary Real Estate

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