

# \$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 an 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          | \$549,900 |
| Bedrooms       | 3         |
| 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<br>Gas Connected, Phone Co<br>Utilities, Water Connected |
| Parking Spaces | 2   |
| Parking        | Parking Pad   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, Pantry, Quartz Counters, Bathroom Rough-in, Breakfast Bar, Closet Organizers, French Door, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Wired for Data, Walk-In Closet(s) |
| Appliances        | Dishwasher, Refrigerator, Electric Stove, 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        | Great Room, Blower Fan, Decorative, Electric   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other, Lighting, Rain Gutters   |
| Lot Description   | Back Yard, Front Yard, Street Lighting, Back Lane, Interior Lot, Paved, Rectangular Lot |
| Roof              | Asphalt Shingle   |

## New GST Rebate

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

2025



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)

|              |   |
|--------------|---|
| Construction | Composite Siding, Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                                   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 3rd, 2025 |
| Days on Market | 197                |
| Zoning         | R-MX               |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

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