

# **\$549,900 - 434 River Avenue, Cochrane**

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MLS® #A2217498

**\$549,900**

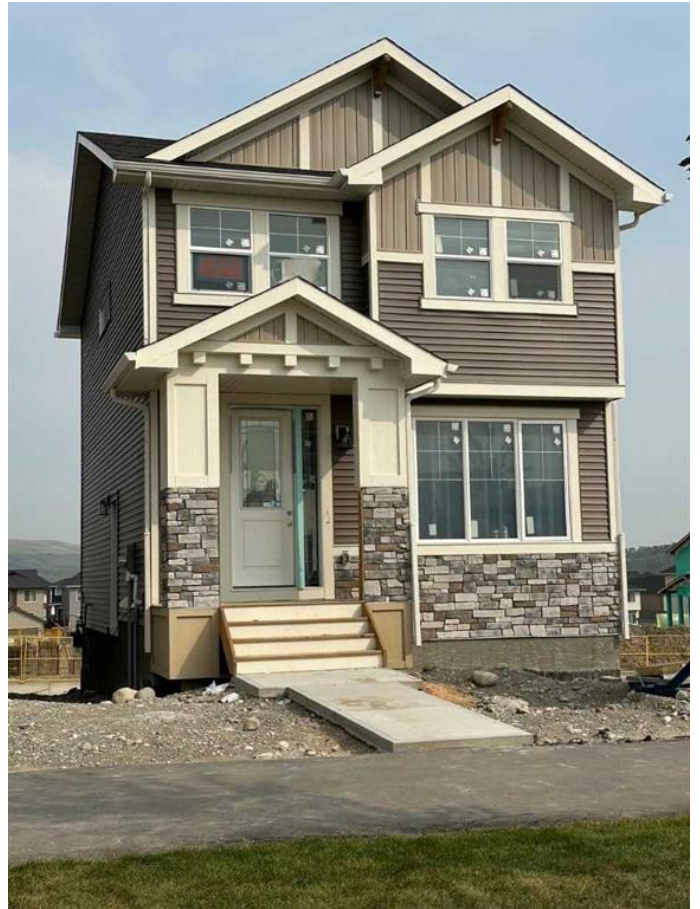
3 Bedroom, 3.00 Bathroom, 1,463 sqft

Residential on 0.08 Acres

Greystone, Cochrane, Alberta

NEW PRICE! \*\* 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 \*\*

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          | \$549,900   |
| 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

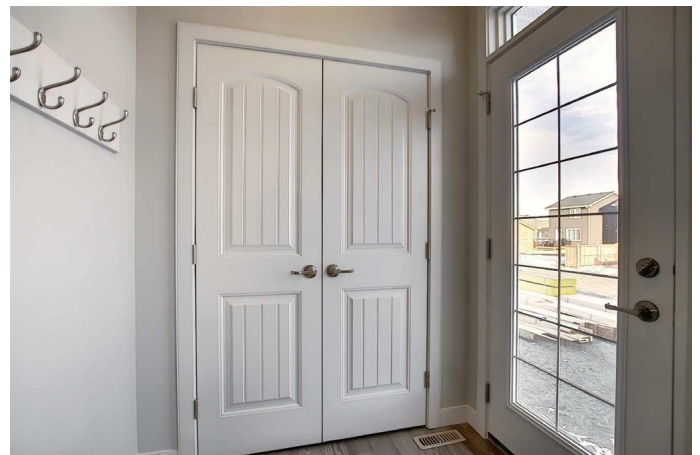
At Douglas Homes, we build with value, trust, and care — and now, those entering the market for the first time can make the most of that with real federal tax savings.

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, 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, Beamed Ceilings, Built-in Features, Double Vanity

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

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Blower Fan, Electric, Great Room

Has Basement Yes

Basement Full

### 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 178

Zoning R-LD

### Listing Details

Listing Office Greater Calgary Real Estate

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