

# \$594,999 - 584 River Avenue, Cochrane

MLS® #A2247476

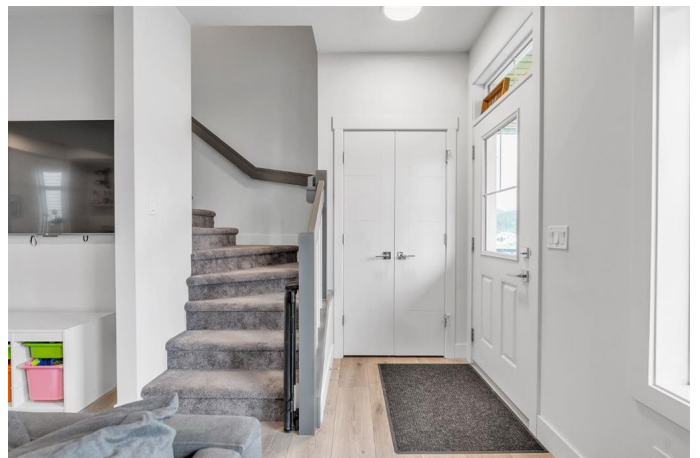
**\$594,999**

3 Bedroom, 4.00 Bathroom, 1,641 sqft

Residential on 0.09 Acres

Greystone, Cochrane, Alberta

Welcome to 584 River Ave, Cochrane, offering over 2,200 sq. ft. of developed living space, versatile floor plan options, and modern upgrades, all in a prime location close to downtown, schools, parks, and endless recreation. Upstairs, you'll find three spacious bedrooms, including a primary retreat large enough for a king size bed, complete with a walk-in closet and a luxurious 5 piece ensuite. Two additional bedrooms, a full 4 piece bathroom, and a conveniently located laundry room complete the upper level. The main floor features an expansive open concept living and dining area with custom built in cabinets, exposed shelving, and plenty of natural light. The kitchen is equipped with stainless steel appliances, a water filtration system, and connects immediately off the deck for inside to outside gatherings or bbq's on the expansive deck with custom pergola. The fully finished illegal basement suite offers endless opportunities with its own private side entrance. This open studio style illegal suite includes a full bathroom, fridge, microwave, apartment style laundry, built in cupboards, and plumbing/electrical ready for a full kitchen upgrade. Two large storage rooms add extra functionality. Step outside to your private backyard oasis featuring a heated, custom deck with pergola, fenced yard, lush grass, and a front yard tree. Additional features include a shed, parking pad, brand new furnace and central AC, and a Google Home smart thermostat. Walking distance to the Bow



River, SLS Centre, downtown Cochrane, off leash dog park, golf course, and multiple parks. this home combines comfort and convenience.

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2247476    |
| Price          | \$594,999   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,641       |
| Acres          | 0.09        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 584 River Avenue  |
| Subdivision | Greystone         |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C3B8            |

**Amenities**

|                |                    |
|----------------|--------------------|
| Parking Spaces | 2                  |
| Parking        | Parking Pad, Owned |

**Interior**

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Stone Counters, Vinyl Windows |
| Appliances        | Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer     |
| Heating           | Forced Air, Natural Gas                                     |
| Cooling           | Central Air                                                 |

|              |      |
|--------------|------|
| Has Basement | Yes  |
| Basement     | Full |

## Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Storage                                                                                              |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                        |
| Construction      | Wood Frame                                                                                                             |
| Foundation        | Poured Concrete                                                                                                        |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 87                |
| Zoning         | R-LD              |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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