

\$794,000 - 196 Emberside Hollow, Cochrane

MLS® #A2244467

\$794,000

3 Bedroom, 3.00 Bathroom, 1,215 sqft
Single Family on 0.10 Acres

Fireside, Cochrane, Alberta

OPEN HOUSE August 30th 12-2pm!!! AN EXCEPTIONAL HOME with Over \$65,000 in Upgrades... Like New and Move-in Ready! This impressive residence is truly extraordinary, showcasing over \$65,000 in beautiful post-builder renovations and upgrades. The main floor boasts a gourmet kitchen featuring a striking TILE backsplash, elegant QUARTZ countertops, and floor-to-ceiling kitchen cabinets. Experience top-of-the-line Samsung Bespoke appliances including a gas range with convection and air fryer, and a refrigerator with self-filling water and double ice dispenser. The kitchen also shines with a new Anthracite double sink paired with a sleek Delta Trinsic faucet. The inviting living room centres around a Napoleon gas fireplace with fan, accented by a TILE surround and mantle. The spacious main floor master suite impresses with a luxurious ensuite featuring a double vanity with QUARTZ countertops, heated floors, soaking tub, standalone shower with tile surround, and a massive walk-in closet with convenient laundry access. Step outside to the newly landscaped, low-maintenance backyard oasis, packed with premium features including a fenced yard, gazebo, hot tub with warranty, stone patio, glass wind wall, deck skirting, privacy screening, and ambient lighting throughout; collectively valued at \$50,000. The basement is perfect for teenagers or guests, offering two bedrooms and a stylish bathroom with TILE flooring and QUARTZ countertops. ADDITIONAL BONUSES include:



a storage shed, custom Hunter Douglas window coverings throughout, Hunter Douglas ceiling fans in bedrooms and family room, upgraded sink and faucet, keyless entry, appliance upgrades, ceiling fans, a gas BBQ line, pull-out drawer garage and recycling bins, a full home inspection with all minor issues builder-rectified, and a 10-year Alberta new home warranty plus an extended builder warranty. This home is also located 1/2 block from a future off leash dog park and extensive walking paths. Central Park is also half a block away. This spectacular home truly looks and feels like a showhome...move in and enjoy! (id:6289)

Built in 2023

Essential Information

Listing #	A2244467
Price	\$794,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,215
Acres	0.10
Year Built	2023
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	196 Emberside Hollow
Subdivision	Fireside
City	Cochrane
Province	Alberta
Postal Code	T4C2A3

Amenities

Amenities	Schools, Shopping
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Features	Gazebo
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Microwave, Hood Fan
Heating	Forced air, In Floor Heating
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stone
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX Realty Professionals
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