



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**145 EMBERSIDE Hollow, Cochrane T4C 2A3**

MLS® #: **A2097216**

Area: **Fireside**

Listing Date: **12/08/23**

List Price: **\$559,900**

Status: **Active**

County: **Rocky View County**

Change: **+\$15k, 23-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Cochrane**

Year Built:

**2023**

Lot Information

Lot Sz Ar:

**2,769 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,622**

Low Sqft:

Ttl Sqft:

**1,622**

DOM

**155**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard**

**Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

**Stone,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator**

Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Smart Home,Stone Counters,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Office</b>	<b>Main</b>	<b>13`6" x 9`4"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Great Room</b>	<b>Main</b>	<b>12`0" x 10`6"</b>	<b>Nook</b>	<b>Main</b>	<b>12`0" x 8`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`6" x 12`0"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 11`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 13`0"</b>			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**TBD**

**2310564**

Remarks

Pub Rmks: **Welcome to the Charlotte, a stunning two-story duplex home crafted by Genesis Builds. This modern residence seamlessly blends style and functionality, offering a perfect balance of comfort and sophistication. With 3 bedrooms and 2.5 bathrooms, this home is designed to cater to the needs of a contemporary lifestyle. As you enter, you are greeted by an open concept floor plan that promotes a sense of spaciousness and connectivity. The heart of the home is the stylish kitchen featuring a central island, creating a focal point for both meal preparation and casual gatherings. The kitchen boasts granite/quartz countertops that extend throughout the main floor, providing a sleek and durable surface for both practicality and aesthetic appeal. Upstairs, the master bedroom is a true retreat with a large walk-in closet, and the ensuite bathroom is a luxurious haven, equipped with a double vanity with granite/quartz countertops \* photos are representative\***

Inclusions: **N/A**  
Property Listed By: **Bode Platform Inc.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



