



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2097391**

Area: **Fireside**

Listing Date: **12/11/23**

List Price: **\$693,900**

Status: **Active**

County: **Rocky View County**

Change: **+\$10k, 28-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Cochrane**  
Year Built: **2023**

Lot Information

Lot Sz Ar: **4,000 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,086**  
Low Sqft:  
Ttl Sqft: **2,086**

DOM

**160**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard**  
Park Feat: **Double Garage Attached**

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,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Smart Home,Soaking Tub,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>Great Room</b>	<b>Main</b>	<b>12`7" x 13`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`7" x 10`0"</b>	<b>5pc 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 - Primary</b>	<b>Upper</b>	<b>12`9" x 13`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 9`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`3" x 9`7"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>12`4" x 13`4"</b>			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**TBD**

**2310564**

Remarks

Pub Rmks: **Discover the epitome of luxury in the Leo by Genesis Builds—an exquisite two-story front-attached garage home. Boasting 3 bedrooms and 2.5 bathrooms, this residence seamlessly blends modern design with functional elegance. Step inside to an open concept floor plan that creates a sense of spaciousness. The gourmet kitchen features a stylish island with granite/quartz countertops throughout the main and upper floors. The adjoining living room is bathed in natural light, complemented by high ceilings and large windows. Upstairs three bedrooms a bonus room await. The master bedroom boasts a large walk-in closet and ensuite with a double vanity and a free-standing soaker tub. An upgraded electric fireplace adds warmth and sophistication to the living area. Attention to detail extends to the upgraded 9-foot foundation in the basement, offering endless possibilities for future development. \*Photos are representative\***

Inclusions:  
Property Listed By: **None**  
**Bode Platform Inc.**

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



