



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**165 EMBERSIDE Hollow, Cochrane T4C 3E1**

MLS® #: **A2105221**

Area: **Fireside**

Listing Date: **02/02/24**

List Price: **\$543,500**

Status: **Active**

County: **Rocky View County**

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

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

Finished Floor Area

City/Town:

**Cochrane**

Abv Sqft:

**1,648**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**1,648**

Lot Information

Lot Sz Ar:

**2,769 sqft**

Lot Shape:

DOM

**100**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**0**

Access:

Lot Feat:

Park Feat:

**Back Lane,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:

**Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Stone Counters,Walk-In Closet(s)**

Utilities:

Room Information

Room

Level

Dimensions

**Office**

**Main**

**11`0" x 9`5"**

**Nook**

**Main**

**9`8" x 10`8"**

**Bedroom - Primary**

**Upper**

**13`1" x 12`0"**

**Bedroom**

**Upper**

**9`2" x 9`0"**

**Bedroom**

**Upper**

**11`0" x 9`7"**

Room

Level

Dimensions

**2pc Bathroom**

**Main**

**0`0" x 0`0"**

**Great Room**

**Main**

**13`2" x 13`0"**

**4pc Bathroom**

**Upper**

**0`0" x 0`0"**

**4pc Ensuite bath**

**Upper**

**0`0" x 0`0"**

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**TBD**

**TBD**

Remarks

Pub Rmks:

**Welcome to the charming Daisy by Genesis Builds, where modern comfort meets stylish design in a duplex-style home. Nestled in a serene neighbourhood, this residence offers a perfect blend of functionality and elegance. As you step into the foyer, you're greeted by the inviting ambiance of a thoughtfully designed floor plan. Step into a space adorned with granite/quartz finishes, upgraded 9-foot foundation in the basement, and a gas line to range & BBQ. The kitchen delights with a spacious island, upgraded undermount Silkgranit sink, backsplash, and faucet. Retreat to the master bedroom's 4-piece ensuite with double sinks—an oasis of luxury and relaxation. Experience the perfect blend of elegance and functionality in the Daisy by Genesis Builds. With 3 bedrooms and 2.5 baths, this home provides ample space for both relaxation and entertainment. \*Photos are representative\***

Inclusions:  
Property Listed By:

**N/A**  
**Bode Platform Inc.**

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



