



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2106194**

Area: **Fireside**

Listing Date: **02/06/24**

List Price: **\$679,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$10k, 27-Feb**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Cochrane**

Year Built:

**2024**

Lot Information

Lot Sz Ar:

**4,249 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,872**

Low Sqft:

Ttl Sqft:

**1,872**

DOM

**103**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

**Brick,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Ceramic 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,Soaking Tub,Stone Counters,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Nook</b>	<b>Main</b>	<b>12`0" x 9`6"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>12`8" x 16`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 9`9"</b>

Room	Level	Dimensions
<b>Great Room</b>	<b>Main</b>	<b>13`9" x 14`7"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`2" x 12`7"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 9`9"</b>

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**TBD**

Zoning:

**TBD**

Remarks

Pub Rmks:	<b>Available for possession early June! Welcome to your Janssen Homes masterpiece, where luxury and practicality harmonize seamlessly. This two-story abode boasts 9' main floor walls, accentuating its spaciousness and sophistication. Step into a realm of modern elegance with full-height cabinets, soft-close doors, and drawers gracing the gourmet kitchen, adorned with granite or quartz countertops and stainless steel appliances. Upstairs, discover tranquility in the master suite featuring a soaker tub, dual sinks, and a walk-in closet, while two additional bedrooms offer comfort and convenience. With a second-floor laundry room this home is designed for effortless living. Outside, a rear deck with a BBQ gas line beckons for outdoor gatherings, completing the perfect retreat for contemporary living. Photos are representative.</b>
Inclusions:	<b>N/A</b>
Property Listed By:	<b>Bode Platform Inc.</b>

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



