



THE
A-TEAM

**RE/MAX
FIRST**

16 EMBERSIDE Heath, Cochrane T4C 3C8

MLS®#: **A2110285**

Area: **Fireside**

Listing Date: **02/26/24**

List Price: **\$548,000**

Status: **Active**

County: **Rocky View County**

Change: **+\$14k, 24-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:

2,756 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft:

1,402

Low Sqft:

Ttl Sqft:

1,402

DOM

84

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **High Efficiency,Fireplace(s),Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Composite Siding,Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Electric Water Heater,Microwave Hood Fan,Refrigerator

Int Feat:

Bathroom Rough-in,Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Recessed Lighting,Walk-In Closet(s)

Utilities:

Room Information

Room

Bedroom

Bedroom - Primary

Living Room

Kitchen

2pc Bathroom

3pc Ensuite bath

Level

Upper

Upper

Main

Main

Main

Upper

Dimensions

8`9" x 10`2"

12`3" x 11`3"

17`6" x 11`3"

14`6" x 8`6"

0`0" x 0`0"

0`0" x 0`0"

Room

Bedroom

Laundry

Nook

Mud Room

4pc Bathroom

Level

Upper

Upper

Main

Main

Upper

Dimensions

8`9" x 10`2"

6`0" x 5`0"

9`6" x 12`6"

7`0" x 8`0"

0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-MX

2310564

Remarks

Pub Rmks:

Could this be the perfect starter home or is it time for downsizing? Janssen Homes is now underway with this 3-bedroom, 2.5 bath, duplex that features 1,402 sqft of well designed living space and adorned with exceptional finishing's. Cabinet color is Satin White BUT all other interior colors have yet to be selected and are available for the New Home Owner to put their own personal touch to make it feel more like home. Located in the family friendly community of Fireside, this very popular floor plan is very close to parks, play fields, schools & community pathways. The main floor features a living room, half bath, kitchen with a large island, adjoining eating nook and mudroom. From the mud room you can access the 10'x10' private deck with stairs down to grade, overlooking north facing rear-yard. The rear yard has more than enough space to build a garage and still have ample yard area between the garage and house. The upper level features a primary retreat with walk-in closet, 3-pce ensuite with walk-in shower, roomy second floor laundry with venting window and overflow drain, 2 additional bedrooms and a 4-pce main bath. Superior on site finishing's include - Gas Fireplace w/mantle and roughed in outlet for future fan, lacquered railings & metal spindles, luxury vinyl plank flooring throughout the main level, tile in laundry & upper baths. Upper and lower cabinets in the kitchen, kitchen island, primary ensuite and main bath have soft close doors and drawers with full extension drawer glides, quartz counter tops and undermount sinks. All closets and pantry have built on site solid shelving - NO Wire Shelving!!! LoE Argon slider windows, R-50 attic insulation, high efficient furnace w/programmable thermostat & drip humidifier, 75 gal hot water tank, R/I plumbing in basement. Janssen Homes has given great attention to detail in the common wall from framing to safety and sound insulation to drywall giving the feeling of single family ownership. Family-owned and operated Janssen Homes has been building award-winning homes for over 60-years and continually delivers finely crafted designs. ****Please Note - photos of interior and exterior are from previous builds**** Possession - Summer of 2024. Warranty - Alberta New Home Warranty includes 1 yr comprehensive, 2 yrs heating, electric, plumbing, 5 yrs building envelope, 10 yrs structural.

Inclusions:
Property Listed By:

N/A
Royal LePage Benchmark

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





