



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**44 EMBERSIDE Green, Cochrane T4C 3C9**

MLS®#: **A2118447**

Area: **Fireside**

Listing Date: **03/28/24**

List Price: **\$749,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Cochrane**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,902 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,141**  
Low Sqft:  
Ttl Sqft: **2,141**

DOM

**52**

Layout

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

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Interior Lot,Rectangular Lot**  
Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,ENERGY STAR Qualified Equipment,Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Concrete,Manufactured Floor Joist,Vinyl Siding,Wood Frame**

Flooring: **Carpet,Tile,Vinyl Plank**

Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Tankless Water Heater**  
Int Feat: **Bathroom Rough-in,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage,Tankless Hot Water,Tray Ceiling(s),Vinyl Windows,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>13`0" x 16`0"</b>	<b>Nook</b>	<b>Main</b>	<b>12`0" x 12`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`4" x 14`1"</b>	<b>Pantry</b>	<b>Main</b>	<b>8`1" x 8`8"</b>

Bonus Room	Upper	16`0" x 12`8"	Bedroom	Upper	12`0" x 9`10"
Bedroom	Upper	12`6" x 9`5"	Bedroom - Primary	Upper	13`0" x 13`8"
Walk-In Closet	Upper	11`0" x 5`0"	Laundry	Upper	8`11" x 9`9"
2pc Bathroom	Main		4pc Bathroom	Upper	
5pc Ensuite bath	Upper				

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-MX**  
Legal Desc: **231 0564**

Remarks

Pub Rmks: **This Gorgeous Janssen Home is more than on its way, framing has completed and rough ins are beginning. Interior color pallet is still available for you to select to make it your own, but cabinets will be selected soon by the Builder to stay on schedule. This stunning home with extensive upgrades is found in the family friendly community of Fireside. This spacious contemporary 2,141 sq.ft. with 3-BR, 2.5 bath, 2-storey offers superior extras & finishing's and is complimented with a full-sized 20' W x 24' D double attached insulated and drywalled garage. This open-concept layout includes living room with cozy fireplace, spacious kitchen including full height kitchen cabinets, soft close doors and full extension drawers, quartz counters, undermount sink, island with eating bar, plus 5 S/S appliances (including gas to stove and waterline roughed to fridge). The large and bright dining area with sliding doors opens onto a spacious deck & yard. Upper level includes a roomy primary retreat complete with ensuite, soaker tub, separate walk-in tiled shower, dual sinks and walk in closet. Also on upper level is an additional 4-pce bath, two more bedrooms & spacious bonus Room with tray ceiling. Additional Features Include: 9' main ceilings, wide plank luxury vinyl plank, paint lacquered solid wood railing with metal spindles, gas fireplace with mantle and tile surround. Built on site shelving in linen and walk in closets, sink in laundry area, motion sensor lighting in laundry room, and so much more you must see. Warranty : 1 yr comprehensive, 2 yrs HVAC, electric, plumbing, 5 yrs building envelope, 10 yrs structural. \*\*Photos and virtual tour are from a previous build\*\***

Inclusions: **N/A**  
Property Listed By: **Royal LePage Benchmark**

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





