



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**40 EMBERSIDE Green, Cochrane T4C 3A8**

MLS®#: **A2120818**

Area: **Fireside**

Listing Date: **04/08/24**

List Price: **\$729,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$6k, 10-May**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,903 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,965**

Low Sqft:

Ttl Sqft: **1,965**

DOM

**41**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Stone,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Tile,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Refrigerator,Washer,Water Softener,Window Coverings**

Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Smart Home,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`10" x 16`3"
Kitchen	Main	10`2" x 14`4"
2pc Bathroom	Main	4`6" x 4`8"
Bedroom	Upper	10`8" x 11`2"
Loft	Upper	14`2" x 12`7"
Walk-In Closet	Upper	10`8" x 8`0"
4pc Bathroom	Upper	8`4" x 4`10"

Room	Level	Dimensions
Dining Room	Main	11`11" x 8`8"
Foyer	Main	15`11" x 6`1"
Bedroom - Primary	Upper	11`11" x 16`9"
Bedroom	Upper	11`11" x 12`2"
Laundry	Upper	8`5" x 5`9"
5pc Ensuite bath	Upper	10`7" x 8`0"
Other	Basement	21`7" x 32`8"

Title:

**Fee Simple**

Legal Desc:

Zoning:

**R-MX****2011115**

Remarks

Pub Rmks:

**OPEN HOUSE SATURDAY MAY 4th, 2-4PM. Step inside this 2023 built home and be greeted by a spacious interior adorned with high-end finishes throughout. The mudroom off the double attached garage keeps the elements at bay but also serves as a convenient transition space from the outdoors to indoors. This mudroom boasts a walk-through pantry, providing ample storage for your culinary essentials while seamlessly connecting to the heart of the home. The upgraded finishings of the open-concept kitchen, living, and dining room create an elegant area for entertaining guests. As you ascend the stairs you will be impressed by three generous sized rooms, each with their own walk-in closet. The true highlight awaits in the primary bedroom, offering a lavish ensuite bathroom, an extra-large walk-in closet, and views of the mountains. The upstairs flex room can accommodate your ever-changing desires as a home office, a cozy den, a playroom for the kids, or a fitness area. This home boasts a west facing, newly sodded yard paired with an oversized deck, privacy screen, and a brand-new hot tub. It's conveniently located across from the park where you can enjoy tobogganing in the winter and the bike pump track in the summer. It's walking distance to schools, shopping and dining. This home offers the best of both worlds - a peaceful retreat with all the amenities of city living just moments away!**

Inclusions:

**Hot Tub**

Property Listed By:

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

















