



THE
A-TEAM

**RE/MAX
FIRST**

24 EMBERSIDE Grove, Cochrane T4C 3C9

MLS®#: **A2135768** Area: **Fireside** Listing Date: **05/27/24** List Price: **\$556,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Cochrane**
 Year Built: **2024**
 Lot Information
 Lot Sz Ar: **2,764 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Interior Lot,Rectangular Lot**
 Park Feat: **Alley Access,Parking Pad**

DOM

112
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Upper	8`9" x 10`2"	Bedroom	Upper	8`9" x 10`2"
Bedroom - Primary	Upper	12`3" x 11`3"	Laundry	Upper	6`0" x 5`0"
Living Room	Main	17`6" x 11`3"	Nook	Main	9`6" x 12`6"
Kitchen	Main	14`6" x 8`6"	Mud Room	Main	7`0" x 8`0"
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
3pc Ensuite bath	Upper	0`0" x 0`0"			

Title: **Fee Simple**
Legal Desc: **231 0564**

Zoning: **R-MX**

Remarks

Pub Rmks: **Could this be the perfect starter home or is it time for downsizing? This Janssen Home Duplex has now completed framing and rough ins are well underway. The purchaser at this time is able to make all interior color selections from cabinets, quartz counters, LVP, carpet, tile and paint but not for long! This 3-bedroom, 2.5 bath, duplex that features 1,402 sqft of well designed living space and adorned with exceptional finishing's. 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, tile in upper baths & kitchen cabinets go to the ceiling. 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 - estimated mid Oct/Nov 2024. Warranty - Alberta New Home Warranty includes 1 yr comprehensive, 2 yrs heating, electric, plumbing, 5 yrs building envelope, 10 yrs structural.**

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