



THE
A-TEAM

**RE/MAX
FIRST**

60 EMBERSIDE Green, Cochrane T4C 3C9

MLS®#: **A2136829**

Area: **Fireside**

Listing Date: **05/30/24**

List Price: **\$738,200**

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: **4,707 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,106**
Low Sqft:
Ttl Sqft: **2,106**

DOM

29
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: **Balcony**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator**
Int Feat: **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
2pc Bathroom	Main	0`0" x 0`0"
Dining Room	Main	12`6" x 9`6"
4pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	10`1" x 11`1"
Bedroom	Upper	10`1" x 11`0"

Room	Level	Dimensions
Great Room	Main	13`8" x 14`0"
Bedroom - Primary	Upper	12`0" x 16`7"
4pc Bathroom	Upper	0`0" x 0`0"
Bonus Room	Upper	12`7" x 14`1"
Balcony	Upper	12`0" x 6`6"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **TBD**

Zoning: **TBD**

Remarks

Pub Rmks: **Welcome to the Connor by Calbridge Homes, a stunning two-story residence featuring 3 bedrooms and 2.5 baths, complete with a double attached garage. The main level showcases a modern L-shaped kitchen equipped with a corner pantry and upgraded granite countertops, perfect for culinary enthusiasts. Upstairs, you'll find a spacious bonus room with access to a charming balcony, a convenient laundry room, and three well-appointed bedrooms. The primary bedroom is a luxurious retreat, boasting an ensuite with dual vanities, an upgraded granite countertop, a drop-in tub, a tiled shower, and a generous walk-in closet. This home is designed for comfort and style, offering everything you need for modern living. Photos are representative.**

Inclusions: **N/A**
 Property Listed By: **Bode Platform Inc.**

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





