



THE
A-TEAM

**RE/MAX
FIRST**

44 EMBERSIDE Green, Cochrane T4C 3C9

MLS®#: **A2152369** Area: **Fireside** Listing Date: **07/24/24** List Price: **\$747,600**
 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

54
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

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	13`0" x 16`0"	Nook	Main	12`0" x 12`6"

Kitchen
Bonus Room
Bedroom
Walk-In Closet
2pc Bathroom
5pc Ensuite bath

Main
Upper
Upper
Upper
Main
Upper

10`4" x 14`1"
16`0" x 12`8"
12`6" x 9`5"
11`0" x 5`0"

Pantry
Bedroom
Bedroom - Primary
Laundry
4pc Bathroom

Main
Upper
Upper
Upper
Upper

8`1" x 8`8"
12`0" x 9`10"
13`0" x 13`8"
8`11" x 9`9"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

231 0564

Zoning:
R-MX

Remarks

Pub Rmks:

This Gorgeous Janssen Home will be ready mid September for you and your family to make it your own! This stunning home with extensive upgrades is found in the family friendly community of Fireside. This home is situated a stone throw away from the main park and has back lane access to the backyard. 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 a cozy fireplace, spacious kitchen including full height kitchen satin white cabinets, soft close doors and full extension soft close 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 very bright dining area with 8' 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:
 Property Listed By:

N/A
Royal LePage Benchmark

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