



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5 EMBERSIDE Hollow, Cochrane T4C 2L6**

MLS®#: **A2162544**      Area: **Fireside**      Listing Date: **09/05/24**      List Price: **\$575,000**  
 Status: **Pending**      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: **2017**  
 Lot Information  
 Lot Sz Ar: **3,616 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Corner Lot,Low Maintenance Landscape,Level,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

DOM

**13**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Breakfast Bar,Kitchen Island,Pantry,See Remarks**  
 Utilities:

Room Information

| Room               | Level           | Dimensions            | Room                        | Level           | Dimensions            |
|--------------------|-----------------|-----------------------|-----------------------------|-----------------|-----------------------|
| <b>Kitchen</b>     | <b>Main</b>     | <b>19`5" x 10`0"</b>  | <b>Dining Room</b>          | <b>Main</b>     | <b>10`6" x 8`11"</b>  |
| <b>Family Room</b> | <b>Main</b>     | <b>14`3" x 11`11"</b> | <b>Mud Room</b>             | <b>Main</b>     | <b>7`4" x 6`5"</b>    |
| <b>Living Room</b> | <b>Main</b>     | <b>12`5" x 11`11"</b> | <b>Family Room</b>          | <b>Basement</b> | <b>11`9" x 11`3"</b>  |
| <b>Game Room</b>   | <b>Basement</b> | <b>27`2" x 9`10"</b>  | <b>Furnace/Utility Room</b> | <b>Basement</b> | <b>11`3" x 5`9"</b>   |
| <b>Laundry</b>     | <b>Upper</b>    | <b>6`5" x 6`0"</b>    | <b>Bedroom - Primary</b>    | <b>Upper</b>    | <b>13`11" x 12`6"</b> |
| <b>Bedroom</b>     | <b>Upper</b>    | <b>10`5" x 9`3"</b>   | <b>Bedroom</b>              | <b>Upper</b>    | <b>11`9" x 9`3"</b>   |
| <b>Bedroom</b>     | <b>Basement</b> | <b>11`11" x 11`6"</b> | <b>2pc Bathroom</b>         | <b>Main</b>     | <b>4`11" x 4`11"</b>  |

**4pc Bathroom**  
**3pc Ensuite bath**

**Basement**  
**Upper**

**15`4" x 5`9"**  
**9`11" x 5`11"**

**4pc Bathroom**

**Upper**

**8`8" x 4`11"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

Zoning:

**R-MX**

**1512892**

Remarks

Pub Rmks:

**Welcome to this stunning duplex in the desirable Fireside community, perfectly situated on a corner lot. This beautifully designed home offers an OPEN-CONCEPT main floor that is both spacious and filled with natural light. The heart of the home is the large, modern kitchen, complete with a generous ISLAND featuring a BREAKFAST BAR, a convenient CORNER PANTRY, and sleek stainless steel appliances, making it great for entertaining or family time. Adjacent to the kitchen is a versatile office space, ideal for working from home or as a study area. A well-appointed half bath adds convenience for guests. At the back of the home, you'll find a thoughtful addition—a DOG WASH station—perfect for pet owners, which leads directly to the FULLY FENCED backyard, providing a safe and private outdoor space for both pets and children to play. Upstairs, the home features three well-sized bedrooms, including the master suite. The master bedroom boasts a lovely 3-piece ensuite, offering a relaxing retreat after a long day. Additionally, the upper level includes a practical laundry room and a 4-piece guest bathroom, adding to the home's overall functionality. The fully finished basement has another family room and Rec room, perfect for a movie night, play space for the kids or a home gym. Another bedroom and 4pc bathroom complete the basement. Located in the family-friendly neighbourhood of Fireside, this home is within walking distance to two excellent schools, various shopping options, playgrounds, and restaurants. It's a prime location for those who value convenience and community. Don't miss your chance to own this exceptional property that perfectly combines modern living with thoughtful design. Schedule your viewing today!**

Inclusions:

Property Listed By:

**Dog Wash, All Lighting Fixtures Attached, Curtains**  
**eXp Realty**

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