



THE
A-TEAM

**RE/MAX
FIRST**

16 EMBERSIDE Green, Cochrane T4C 3A8

MLS® #: **A2167861** Area: **Fireside** Listing Date: **09/22/24** List Price: **\$759,000**
 Status: **Active** County: **Rocky View County** Change: **-\$11k, 14-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **3,905 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,181**
 Low Sqft:
 Ttl Sqft: **1,181**

DOM

59
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Landscaped**
 Park Feat: **Double Garage Attached,Driveway,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Awning(s),Playground,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Tankless Water Heater,Washer,Window Coverings**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Closet Organizers,Granite Counters,Kitchen Island,No Smoking Home,Recessed Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`11" x 5`0"	5pc Ensuite bath	Main	11`9" x 11`3"
Dining Room	Main	13`4" x 9`10"	Foyer	Main	6`5" x 9`1"
Kitchen	Main	14`6" x 11`7"	Living Room	Main	15`5" x 13`6"
Bedroom - Primary	Main	12`6" x 13`0"	Walk-In Closet	Main	8`2" x 16`9"
4pc Bathroom	Lower	8`4" x 8`9"	Bedroom	Lower	10`9" x 13`5"
Bedroom	Lower	10`9" x 13`5"	Game Room	Lower	21`9" x 19`6"
Storage	Lower	6`7" x 8`9"	Furnace/Utility Room	Lower	9`7" x 12`7"

Title: **Fee Simple**
 Zoning: **R-MX**
 Legal Desc: **2011115**

Remarks

Pub Rmks: **Welcome to this beautifully crafted, custom-finished bungalow in the highly sought-after Fireside community of Cochrane. With over 2,000 sq. ft. of living space and stunning curb appeal across from Central Park, this home greets you with a bright foyer that opens to the spacious, open-concept main floor. The waterproof Ridgewood Premier Luxury Vinyl Plank flooring offers a modern, durable foundation throughout the home. At the heart of this home is the chef's kitchen, blending style and function with crisp white cabinetry, stainless steel appliances, a sleek range hood, and backsplash. The oversized island features a Blanco graphite sink with a matching tap and soap dispenser, providing ample prep space and a breakfast bar. The built-in recycling center ensures sustainability is a priority, and custom lighting illuminates the entire kitchen for a delightful cooking experience. The bright, airy living room is bathed in natural light from large west-facing windows and patio doors leading out to the expansive back deck. The Bentley Marquis gas fireplace, framed by cultured stone and custom-built bookcases, serves as both a stunning focal point and functional storage. Motorized blinds and custom drapes allow easy light control, creating the perfect atmosphere for cozy evenings or gatherings. The primary suite is a true retreat with a 5-piece ensuite featuring ceramic tile, a double vanity, a luxurious soaker tub, a walk-in shower, and a massive walk-in closet complete with a Samsung washer and dryer. The suite easily accommodates larger furniture, making it an ideal space for relaxation. The fully finished lower level expands your living space with a large recreation room, perfect for entertaining or a home theater, along with two additional bedrooms and a 4-piece bathroom with ceramic tile, providing ample room for guests or family members. Outdoors, the west-facing 10' x 24' deck is designed for comfort and privacy with obscure rain glass on both sides. The custom 18' wide electric awning, operated by remote, offers shade during warmer months, making it a perfect spot for outdoor dining or peaceful afternoons. The professionally landscaped yard requires minimal maintenance with elegant hardscaping in both front and back, while the fully fenced yard includes two decorative gates for convenient access and enhanced privacy. Equipped with an AlarmTek security system featuring front and rear cameras, this home ensures peace of mind. Additional features include central air conditioning, a dual-zone furnace system for optimal climate control, a tankless hot water heater, and a double attached garage upgraded with built-in storage. Book your private showing today to explore this exceptional home in Fireside.**

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











