



THE
A-TEAM

**RE/MAX
FIRST**

12 EMBERSIDE Grove, Cochrane T4C 3C9

MLS®#: **A2182119** Area: **Fireside** Listing Date: **12/04/24** List Price: **\$749,000**
 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: **2,688 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,559**
 Low Sqft:
 Ttl Sqft: **1,559**

DOM

17
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Rectangular Lot,See Remarks**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,High Efficiency,In Floor,Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,See Remarks,Tankless Water Heater**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Low Flow Plumbing Fixtures,Open Floorplan,Quartz Counters,See Remarks,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Upper	9`4" x 9`11"	Bedroom	Upper	9`4" x 10`6"
Bedroom - Primary	Upper	12`2" x 13`8"	Kitchen	Main	13`0" x 11`0"
Nook	Main	12`10" x 11`0"	Living Room	Main	12`0" x 16`2"
Bedroom	Suite	10`5" x 13`4"	Living/Dining Room Combination	Suite	15`9" x 16`0"

4pc Ensuite bath
2pc Bathroom

Upper
Main

4pc Bathroom
4pc Bathroom
Legal/Tax/Financial

Suite
Upper

Title:
Fee Simple
Legal Desc:

Zoning:
R-MX

2310564

Remarks

Pub Rmks: ****INCLUDES FULLY DEVELOPED LEGAL SUITE WITH SIDE ENTRANCE** One of the most Family Friendly Communities in Cochrane - Janssen Homes Ltd welcome's you to the "consideration to everyday life style" thought out floor plan. The Hearthstone offers a possibility for added income potential!. Experience the best value for your investment in this modern new over 1559 sqft, 2-storey family home with Legal Suite adding an additional 590 sqft. This open floor plan with 9' walls flows from the spacious living room through the gourmet galley kitchen and then the large nook area where plenty of light is coming in from the 8' patio sliding doors. To access the 16' x 10' deck you can access two ways, exit through the 8' patio doors off the nook or via mudroom to an exterior full clear glass panel door. The mudroom is complete with built in lockers, large pantry and off to the side the half bath. Main floor Kitchen is equipped with full-height cabinets, soft close doors and drawers with full extension glides, quartz counters, undermount sink and 4 stainless steel appliances. The upper level gives way to a roomy primary retreat with ample space for a king-sized bed, complemented by a well-appointed 4-piece primary ensuite with a walk-in shower and a separate full-size walk-in closet featuring built-in shelving. Also on the upper level is a convenient laundry area with space for a side-by-side washer and dryer, a 4-piece main bath with tub-shower, and two additional generously sized bedrooms. The Legal Suite at lower level comes with one bedroom, 4 piece bath, nook and great room and stackable Laundry niche. The Kitchen cabinets are fashioned after the main floor kitchen cabinets with 4 stainless steel appliances and all finishing's throughout equal main and upper levels. Notable features that sets this home apart include 9' main-floor and legal suite basement walls. Stairs from main to upper area are accompanied lacquered railings with metal spindles, luxurious vinyl plank flooring throughout the main level, stairs down to legal suite and legal suite, tile in the upper laundry, main bath and legal suite bath. The upper and legal suite bathrooms also feature quartz tops and undermount sinks, while site-built shelves add a touch of elegance. Energy-efficient elements include LoE Argon slider windows, R-50 attic insulation, a high-efficiency furnace with a programmable thermostat and drip humidifier. Heating in legal suite consists of baseboard in main living areas and electric infloor heat in legal suite bathroom. Water is provided through a tankless hot water "on-demand" system. The legal suite ceiling has an over achieved safe and sound insulation system. Please note **** ALL PHOTOS ARE OF PREVIOUS BUILDS**** Updated photos to follow.**

Inclusions: **For Legal Suite - Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Stackable Washer/Dryer**

Property Listed By: **Royal LePage Benchmark**

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

Main Floor Kitchen Layout
- Woodgrain Texture
- Color - Driftwood



Legal Suite kitchen Layout



