



THE
A-TEAM

**RE/MAX
FIRST**

188 EMBERSIDE Hollow, Cochrane T4C 3E1

MLS®#: **A2183466** Area: **Fireside** Listing **12/13/24** List Price: **\$699,000**
 Status: **Active** County: **Rocky View County** Change: **-\$20k, 14-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane** Finished Floor Area
 Year Built: **2023** Abv Sqft: **1,630**
Lot Information Low Sqft:
 Lot Sz Ar: **4,247 sqft** Ttl Sqft: **1,630**
 Lot Shape:

DOM

40
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Front Yard**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **High Efficiency,Forced Air,Natural Gas** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Ext Feat: **Private Entrance,Private Yard** Water Source:
 Fnd/Bsmt: **Slab**
 Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Electric Oven,Refrigerator,Washer**
 Int Feat: **Granite Counters,Kitchen Island,No Smoking Home,Pantry,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	2`11" x 7`0"	Dining Room	Main	10`1" x 10`3"
Foyer	Main	6`2" x 7`6"	Kitchen	Main	11`4" x 11`5"
Living Room	Main	10`10" x 15`11"	4pc Bathroom	Upper	4`11" x 7`10"
5pc Ensuite bath	Upper	9`8" x 12`2"	Bedroom	Upper	10`8" x 12`7"
Bedroom	Upper	9`10" x 10`9"	Bonus Room	Upper	12`1" x 13`5"
Laundry	Upper	4`11" x 7`2"	Bedroom - Primary	Upper	10`11" x 17`5"
3pc Ensuite bath	Suite	4`11" x 8`1"	Bedroom	Suite	10`4" x 10`0"

**Kitchen
Furnace/Utility Room**

**Suite
Suite**

**8`11" x 8`0"
11`0" x 11`3"**

Living Room

Suite

10`11" x 15`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2310564

Zoning:
R-MX

Remarks

Pub Rmks: **Welcome to this stunning 2023-built Calbridge Home, located in the award-winning and highly sought-after community of Fireside. Thoughtfully crafted for modern living, this home features 4 bedrooms, 3.5 bathrooms, and a versatile in-law suite, offering the perfect blend of comfort and functionality for families and guests alike. The main level showcases an open-concept kitchen and living area, highlighted by upgraded granite countertops and plenty of space for cooking and entertaining. Upstairs, you'll discover a spacious bonus room, a convenient laundry room, and three generously sized bedrooms. The primary suite is a luxurious retreat, complete with dual vanities and a large walk-in closet, designed to cater to your every need. A double attached garage adds both style and practicality, completing this remarkable home. Located in the heart of Cochrane, Fireside offers a family-friendly atmosphere with scenic walking trails, parks, schools, and convenient local amenities. Just a short drive from Calgary and surrounded by stunning mountain views, Fireside combines small-town charm with modern convenience, making it an ideal place to call home.**

Inclusions:
Property Listed By:

**N/A
ROYAL LEPAGE SOLUTIONS**

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







