



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**188 EMBERSIDE Hollow, Cochrane T4C 3E1**

MLS®#: **A2183466**      Area: **Fireside**      Listing Date: **12/13/24**      List Price: **\$729,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar: **4,247 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,630**  
 Low Sqft:  
 Ttl Sqft: **1,630**

DOM

**8**  
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**  
 Heating: **High Efficiency,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Tile,Vinyl Plank**  
 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
2pc Bathroom	Main	2`11" x 7`0"
Foyer	Main	6`2" x 7`6"
Living Room	Main	10`10" x 15`11"
5pc Ensuite bath	Upper	9`8" x 12`2"
Bedroom	Upper	9`10" x 10`9"
Laundry	Upper	4`11" x 7`2"
3pc Ensuite bath	Suite	4`11" x 8`1"

Room	Level	Dimensions
Dining Room	Main	10`1" x 10`3"
Kitchen	Main	11`4" x 11`5"
4pc Bathroom	Upper	4`11" x 7`10"
Bedroom	Upper	10`8" x 12`7"
Bonus Room	Upper	12`1" x 13`5"
Bedroom - Primary	Upper	10`11" x 17`5"
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**







