# \$794,000 - 196 Emberside Hollow, Cochrane

MLS® #A2244467

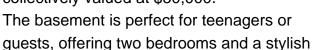
#### \$794,000

3 Bedroom, 3.00 Bathroom, 1,215 sqft Residential on 0.10 Acres

Fireside, Cochrane, Alberta

OPEN HOUSE August 30th 12-2pm!!! AN EXCEPTIONAL HOME with Over \$65,000 in Upgrades... Like New and Move-in Ready! This impressive residence is truly extraordinary, showcasing over \$65,000 in beautiful post-builder renovations and upgrades. The main floor boasts a gourmet kitchen featuring a striking TILE backsplash, elegant QUARTZ countertops, and floor-to-ceiling kitchen cabinets. Experience top-of-the-line Samsung Bespoke appliances including a gas range with convection and air fryer, and a refrigerator with self-filling water and double ice dispenser. The kitchen also shines with a new Anthracite double sink paired with a sleek Delta Trinsic faucet. The inviting living room centres around a Napoleon gas fireplace with fan, accented by a TILE surround and mantle.

The spacious main floor master suite impresses with a luxurious ensuite featuring a double vanity with QUARTZ countertops, heated floors, soaking tub, standalone shower with tile surround, and a massive walk-in closet with convenient laundry access. Step outside to the newly landscaped, low-maintenance backyard oasis, packed with premium features including a fenced yard, gazebo, hot tub with warranty, stone patio, glass wind wall, deck skirting, privacy screening, and ambient lighting throughout; collectively valued at \$50,000.









bathroom with TILE flooring and QUARTZ countertops.

ADDITIONAL BONUSES include: a storage shed, custom Hunter Douglas window coverings throughout, Hunter Douglas ceiling fans in bedrooms and family room, upgraded sink and faucet, keyless entry, appliance upgrades, ceiling fans, a gas BBQ line, pull-out drawer garage and recycling bins, a full home inspection with all minor issues builder-rectified, and a 10-year Alberta new home warranty plus an extended builder warranty. This home is also located 1/2 block from a future off leash dog park and extensive walking paths. Central Park is also half a block away. This spectacular home truly looks and feels like a showhome...move in and enjoy!

#### Built in 2023

## **Essential Information**

MLS® # A2244467 Price \$794,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,215
Acres 0.10
Year Built 2023

Type Residential Sub-Type Detached

Style Bungalow

Status Active

## **Community Information**

Address 196 Emberside Hollow

Subdivision Fireside City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C2A3

#### **Amenities**

Amenities Playground

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

## Interior

Interior Features Breakfast Bar

Appliances Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer,

Built-In Gas Range

Heating In Floor, Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

rias Bascinent 165

Basement Finished, Full

#### **Exterior**

Exterior Features Garden, Private Yard, Storage

Lot Description Back Yard, Gazebo, Private

Roof Asphalt Shingle

Construction Stone

Foundation Poured Concrete

#### Additional Information

Date Listed July 30th, 2025

Days on Market 78

Zoning R-MX

HOA Fees 79

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX Realty Professionals

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