



GRASSROOTS
REALTY GROUP

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34 Emberside Hollow Cochrane, Alberta

MLS # A2223776



\$618,900

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,485 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

This pristine two story residence offers the perfect blend of modern elegance and functional design. The GORGEOUS CURB APPEAL with a full front verandah sets the tone for what lies inside. Step through the door into a sun filled open floor plan with lots of extra windows radiating warmth and style. At the heart of the home is a trendy white kitchen, where cabinets stretch to the 9 ft ceiling, adorned with sleek quartz countertops. It's not just a kitchen; it's a statement of contemporary living. Throughout the home, you'll find engineered hardwood floors. The main floor also features a generous mudroom, complete with built-in benches and coat racks, providing convenience and organization. Upstairs has three spacious bedrooms, perfect for family or guests. The primary suite features a walk-in closet with custom built-ins and a full ensuite. For added convenience, the laundry room is also located upstairs, making chores effortless. Step outside to the private deck, where you can unwind and enjoy serene views of the fully fenced yard. This outdoor sanctuary is equipped with an underground sprinkler system. Plus, there's RV PARKING sitting adjacent to the OVERSIZED 24' x 24' INSULATED AND DRYWALLED DETACHED GARAGE - truly a car enthusiast's dream. This home is more than just a place to live... come and see what makes this house the perfect home!