

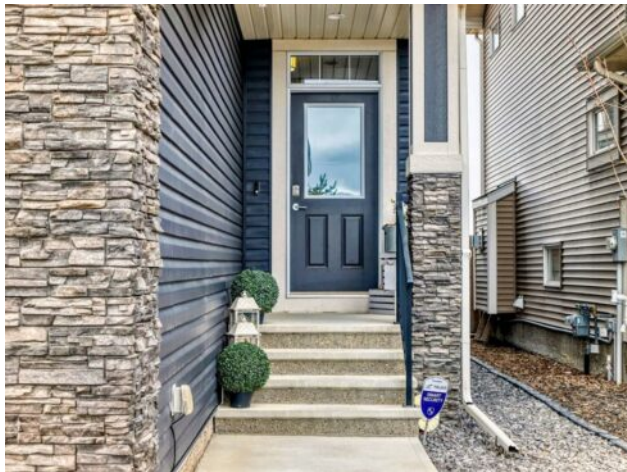


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

12 Emberside Glen Cochrane, Alberta

MLS # A2227258



\$795,000

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,202 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Interior Lot, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: Stand Up freezer in pantry

****This home is a true 10/10—pride of ownership is evident throughout!**** Originally a Janssen Showhome and still with the original owners, this impeccably maintained property was built in 2015 and occupied in 2018. Step into the spacious foyer and immediately notice the soaring 9-foot ceilings and impressive 8-foot doors on both the main and upper levels. Rich hardwood flooring flows seamlessly into the open-concept living and kitchen areas. The kitchen features custom wood cabinetry with under-cabinet lighting, a brand-new stainless steel appliance package including a gas stove, and a stunning granite waterfall island. The large dining nook leads out to a beautifully landscaped backyard. Enjoy outdoor living with a new composite deck, privacy fencing, a stamped concrete patio, and a hot tub—perfect for entertaining or relaxing. A 6-foot wooden fence provides exceptional privacy all around. Back inside, the walk-through pantry conveniently connects to the oversized, heated garage, which offers ample storage options. Upstairs, the central bonus room—with peak-a-boo mountain views—creates a great separation between two spacious front bedrooms, a 4-piece bathroom, a 3rd bedroom currently used as a home office, and the impressive primary retreat at the rear. The luxurious 5-piece ensuite includes a glass-enclosed, heated shower and a walk-in closet outfitted with custom built-ins. The fully finished lower level offers a 5th bedroom, another full 4-piece bath, and a spacious family room with additional flex space—perfect for a home gym, media room, or play area. Additional upgrades and features include: Gemstone exterior lighting, Central A/C, Full irrigation system (front & back), Extended driveway, Custom Hunter Douglas blinds throughout. This home is move-in ready with nothing left to do—just unpack

and enjoy!