



GRASSROOTS
REALTY GROUP

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**180 Emberside Place
Cochrane, Alberta**

MLS # A2243714



\$699,900

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,027 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows		

Inclusions: N/A

OPEN HOUSE SUNDAY FEB 15 (2:00-4:00) You're going to LOVE this - STYLISH MODERN COMFORT on the doorstep of the Rockies! This is not your average home - it is has a style and charm that you don't often find in this price range. The heart of your new home is the beautiful OPEN CONCEPT kitchen with GAS STOVE set into gorgeous cabinets and quartz countertops, overlooking your living room and dining room. The stylish accents give you a feel of modern comfort, while at the same time, the GAS FIREPLACE provides warmth and coziness. Upstairs is your PRIVATE RETREAT with builder's upgrades: vaulted ceilings, gorgeous 5 piece ensuite and extra large walk-in closet. Your BACK YARD RETREAT is beautifully landscaped (and you've got RV PARKING as well). Finally, your BASEMENT IS FULLY DEVELOPED, including a 2 piece bathroom, so there is nothing left to do - just move right in and start living! Priced to sell - don't miss out! (Note: HOA of \$75/year, includes local amenities like parks, trails, community garden, a toboggan hill, skating ice, firepit, kids activities, etc) (Note: New Home Warranty is still in effect)