



GRASSROOTS
REALTY GROUP

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**184 Emberside Place
Cochrane, Alberta**

MLS # A2274583



\$942,000

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,905 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Corner Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions:	N/A
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Welcome to 184 Emberside Place. This corner lot features a two story with a double attached garage and a fully finished basement. It also includes a additional oversized 2 car detached garage in the rear that backs on to an alleyway. (total 4 car garage) Above is a 684 sq ft carriage legal suite with its own separate utility room (hot water tank and furnace) , one bedroom, full bathroom with laundry, full kitchen and cozy living room. Great for kids looking to move out, in-laws, or a rental option to help cover the mortgage. Alongside the garage suite is a rock pad ideal for additional parking or RV parking. A cozy deck connects it all and a good sized yard on the side. The main house features a fully finished basement which includes a large bedroom, full bathroom and a large living room. The open concept entrance to the main floor connects the kitchen and living room area. Upstairs includes a beautiful bonus room, with Jack and Jill bedrooms and full bathroom. The large master bedroom features a walk in closet and elegant bathroom. Plenty of large windows throughout the Home.