



GRASSROOTS
REALTY GROUP

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**196 Emberside Hollow
Cochrane, Alberta**

MLS # A2275681



\$759,900

Division:	Fireside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,222 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Landscaped, Level		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: All Lighting Fixtures Attached, Window Coverings, Garage Controls, TV Wall Mount(s), White Cabinetry in Basement, Hot Tub, Gazebo, Outdoor Shed, Ceiling Fan(s), Wood Privacy Screens in Yard

Welcome to this stunning, FULLY FINISHED BUNGALOW built in 2024, offering QUALITY UPGRADES and a modern, functional layout designed for effortless living. The main floor features LUXURY VINYL PLANK FLOORING, a spacious foyer, and a generous PRIMARY RETREAT with a 5-PIECE ENSUITE. This spa-inspired space includes IN-FLOOR HEATING, QUARTZ COUNTERTOPS, DOUBLE UNDER-MOUNT SINKS, a TILED WALK-IN SHOWER with bench with glass surround, and a relaxing SOAKER TUB. The walk-in closet offers mdf shelving and a WASHER & DRYER making it convenient for everyday living. The OPEN-CONCEPT living area is perfect for entertaining, highlighted by a GAS FIREPLACE WITH MANTLE and a stylish kitchen featuring QUARTZ COUNTERTOPS, FULL-HEIGHT CABINETRY, SOFT-CLOSE DOORS & DRAWERS, and PULL-OUT GARBAGE & RECYCLING. The FULLY DEVELOPED BASEMENT offers HIGH CEILINGS, plush carpet, TWO ADDITIONAL BEDROOMS, a LARGE STORAGE AREA, and a beautifully finished bathroom with QUARTZ COUNTERTOP, UNDER-MOUNT SINK, TILE FLOORING, and a TUB/SHOWER COMBO. Additional upgrades include a 200-AMP ELECTRICAL PANEL and HOT WATER ON DEMAND. Step outside to enjoy the UPGRADED BACKYARD, featuring a FULL-WIDTH DECK, plus a PRIVATE HOT TUB and GAZEBO set on a CONCRETE PAD with PATIO STONES—perfect for relaxing or entertaining. Located in the desirable community of FIRESIDE, this home offers a PEACEFUL, LOW-MAINTENANCE LIFESTYLE ideal for COUPLES, DOWNSIZERS, and those seeking a more RELAXED PACE. With WALKABLE PATHWAYS, PARKS, nearby SHOPS & AMENITIES, and EASY ACCESS to major routes, Fireside blends comfort, convenience, and

community, making it a wonderful place to call home.