



GRASSROOTS
REALTY GROUP

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12 Emberside Glen Cochrane, Alberta

MLS # A2279826



\$785,000

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,202 sq.ft.	Age:	2015 (11 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:	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 but not occupied until 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!