



GRASSROOTS
REALTY GROUP

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**196 Emberside Hollow
Cochrane, Alberta**

MLS # A2295300



\$749,900

Division:	Fireside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,222 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Treed		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, 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

****OPEN HOUSE SATURDAY MARCH 21 FROM 12PM-2PM**** 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.