



**96 Emberside Glen
Cochrane, Alberta**

MLS # A2296010



\$775,000

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,028 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Front Yard, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

Inclusions: Tire Racks in Garage, Firepit, Fountain in the back yard.

Welcome to this stunning family home in Cochrane, perfectly designed for growing families who love to entertain and create lasting memories. This huge open-concept residence features a gourmet kitchen with dark grey stainless steel appliances, a 5-burner gas stove with built-in microwave, a 4-seater kitchen island, soft-closing cabinets, and a large walk-in pantry. The adjacent dining room opens onto a deck for seamless indoor-outdoor living, while the spacious family room with fireplace is ideal for cozy gatherings. Upstairs you will find two large secondary bedrooms, a grand bonus room, a convenient laundry room, and a luxurious step-down grand master suite with vaulted ceilings, walk-in closet, and a 5-piece ensuite featuring double vanities, a soaker tub, and rain shower. The fully finished basement offers a large living space, office, a 4th bedroom and 4th bathroom, ample storage, a sump pump, and an ARV system for excellent air quality. The backyard is an entertainment paradise with a large deck, gas BBQ, built-in firepit, water fountain, custom imported stone and glowing concrete, hand-picked family trees, and offers minimal yardwork, perfect for family fun and effortless hosting. This thoughtfully crafted home combines quality, comfort, and lifestyle in one of Cochrane's most desirable communities. Schedule your private showing today!