



**125 Emberside Hollow  
Cochrane, Alberta**

**MLS # A2298522**



**\$590,000**

<b>Division:</b>	Fireside		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,753 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Low		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Mixed, Wood Frame	<b>Zoning:</b>	(R-MX)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows		
<b>Inclusions:</b>	none		

**4 BEDS ABOVE GRADE | 3 FULL BATHS | INSULATED & HEATED DOUBLE GARAGE |** Welcome to 125 Emberside Hollow in Cochrane. Skip the GST and step into this next-to-new, move-in ready home with no added landscaping or garage build costs to worry about. Built by Cardel, this home offers generous square footage, a thoughtfully designed layout, and a separate side entrance ready for future development opportunities. The main floor features an open concept design with a spacious living and dining area that flows seamlessly into the large kitchen, complete with quartz countertops, stainless steel appliances, ample cabinetry, and a central island that serves as the true heart of the home. A rare and versatile main floor bedroom at the front of the house works perfectly as a guest room or home office, and is complemented by a full 4-piece bath. Upstairs, the larger floorplan is immediately evident. The private primary retreat offers a walk-in closet and a 4-piece ensuite, while the bonus room provides the perfect space for kids to watch TV, study, or unwind. Two additional generously sized bedrooms, another full 4-piece bath, and the convenience of upstairs laundry complete the upper level. The unfinished basement offers 9-foot ceilings and a dedicated side entrance, creating excellent potential for future development or an investor-minded upgrade. Outside, the south-facing backyard is fully landscaped and ready to enjoy, featuring an oversized rear deck that extends your living space outdoors. The recently built double detached garage is heated, insulated, and fully wired with a 70-amp panel. Located just blocks from the elementary school, tot park, and extensive bike paths, this home is ideally situated in the heart of the fast-maturing community of Fireside, with an easy 20-minute commute to Calgary. Book your private showing today.