



GRASSROOTS
REALTY GROUP

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12 Emberside Glen Cochrane, Alberta

MLS # A2207276



\$865,000

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,202 sq.ft.	Age:	2015 (10 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:	Finished, 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

This home shows 10/10. Pride of ownership shines throughout! Original owner and Former Janssen Showhome. Built in 2015 however sellers moved into it 2018. Enter the generous foyer and notice the towering 9ft ceiling and 8ft door height throughout the main & upper floor. A rich, lovely hardwood leads you into the living room & kitchen area. Custom wood cabinets w under mount lighting. Brand new s/s appliances including a gas stove. A beautiful island wrapped in granite waterfall on both sides. Large eating nook and access to the yard here. Brand new composite deck with privacy fence and down to a stamped concrete pad & hot tub. A 6ft wood fence surrounds giving the ultimate privacy. Back inside, the walk-thru pantry is convenient to the o/s, heated garage. Loads of storage options available! Upstairs, a central bonus room offers separation to 2 larger bedrooms at the front of the home, a 4pcs bath, a 3rd bedroom (currently being used as an office space) and an incredible Primary Suite off the back of the home. The 5pcs Ensuite is stunning including a glass surround, heated shower. You will love the walk-in closet complete with custom built-ins. The lower level, you will find a 5th bedroom, another 4pcs bathroom and a family room & flex space. Take note of all the bells & whistles including Gemstone lights, A/C, Irrigation front/back, extended driveway, custom Hunter Douglas blinds throughout & more! You simply need to move in!