

**196 Emberside Hollow  
Cochrane, Alberta**

**MLS # A2244467**



**\$819,000**

<b>Division:</b>	Fireside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,215 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, Private		

**Heating:** In Floor, Forced Air

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Stone

**Zoning:** R-MX

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar

**Inclusions:** all window coverings, garage controls (2), TV wall mount in basement, hot tub, gazebo, storage shed,

AN EXCEPTIONAL HOME with Over \$65,000 in Upgrades... Like New and Move-in Ready! This impressive residence is truly extraordinary, showcasing over \$65,000 in beautiful post-builder renovations and upgrades. The main floor boasts a gourmet kitchen featuring a striking TILE backsplash, elegant QUARTZ countertops, and floor-to-ceiling kitchen cabinets. Experience top-of-the-line Samsung Bespoke appliances including a gas range with convection and air fryer, and a refrigerator with self-filling water and double ice dispenser. The kitchen also shines with a new Anthracite double sink paired with a sleek Delta Trinsic faucet. The inviting living room centres around a Napoleon gas fireplace with fan, accented by a TILE surround and mantle. The spacious main floor master suite impresses with a luxurious ensuite featuring a double vanity with QUARTZ countertops, heated floors, soaking tub, standalone shower with tile surround, and a massive walk-in closet with convenient laundry access. Step outside to the newly landscaped, low-maintenance backyard oasis, packed with premium features including a fenced yard, gazebo, hot tub with warranty, stone patio, glass wind wall, deck skirting, privacy screening, and ambient lighting throughout; collectively valued at \$50,000. The basement is perfect for teenagers or guests, offering two bedrooms and a stylish bathroom with TILE flooring and QUARTZ countertops. ADDITIONAL BONUSES include: a storage shed, custom Hunter Douglas window coverings throughout, Hunter Douglas ceiling fans in bedrooms and family room, upgraded sink and faucet, keyless entry, appliance upgrades, ceiling fans, a gas BBQ line, pull-out drawer garage and recycling bins, a full home inspection with all minor issues builder-rectified, and a 10-year Alberta new home warranty plus an extended builder warranty. This

spectacular home truly looks and feels like a showhome...move in and enjoy!