

# \$794,000 - 196 Emberside Hollow, Cochrane

MLS® #A2244467

**\$794,000**

3 Bedroom, 3.00 Bathroom, 1,215 sqft  
Residential on 0.10 Acres

Fireside, Cochrane, Alberta

OPEN HOUSE August 30th 12-2pm!!! 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 home is also located 1/2 block from a future off leash dog park and extensive walking paths. Central Park is also half a block away. This spectacular home truly looks and feels like a showhome...move in and enjoy!

Built in 2023

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244467    |
| Price          | \$794,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,215       |
| Acres          | 0.10        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 196 Emberside Hollow |
| Subdivision | Fireside             |
| City        | Cochrane             |
| County      | Rocky View County    |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T4C2A3  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Playground             |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar                                                                      |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Built-In Gas Range |
| Heating           | In Floor, Forced Air                                                               |
| Cooling           | None                                                                               |
| Fireplace         | Yes                                                                                |
| # of Fireplaces   | 1                                                                                  |
| Fireplaces        | Gas                                                                                |
| Has Basement      | Yes                                                                                |
| Basement          | Finished, Full                                                                     |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Garden, Private Yard, Storage |
| Lot Description   | Back Yard, Gazebo, Private    |
| Roof              | Asphalt Shingle               |
| Construction      | Stone                         |
| Foundation        | Poured Concrete               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 82              |
| Zoning         | R-MX            |
| HOA Fees       | 79              |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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