



**125 Emberside Hollow
Cochrane, Alberta**

MLS # A2308964



\$590,000

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

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

((OPEN HOUSE SATURDAY MAY 23rd 11 am - 1 pm)) 4 BEDROOMS ABOVE GRADE | HEATED DOUBLE GARAGE | SIDE ENTRANCE | SOUTH FACING BACKYARD | Welcome to 125 Emberside Hollow, a beautifully maintained and thoughtfully upgraded home located in the fast-growing family community of Fireside in Cochrane. Why wait to build when you can move right into this next-to-new Cardel home with landscaping, fencing, deck, and garage already completed — all without the added GST expense. Designed with modern family living in mind, this spacious home offers a bright open concept main floor featuring large windows, generous living and dining spaces, and a stunning kitchen that truly anchors the home. Quartz countertops, stainless steel appliances, extensive cabinetry, a large island, and abundant prep space make this kitchen equally functional and stylish. A rare main floor bedroom paired with a full 4-piece bathroom creates excellent flexibility for guests, multigenerational living, or a private home office setup. Upstairs, the smartly designed layout continues with a spacious bonus room ideal for movie nights, a kids’ play area, or study space. The primary suite offers a private retreat complete with a walk-in closet and full ensuite bath. Two additional generously sized bedrooms, another 4-piece bathroom, and convenient upper floor laundry complete this exceptionally functional upper level. The unfinished basement features 9-foot ceilings and a separate side entrance, offering excellent future development potential and possibilities for the investor-minded buyer. Outside, the sunny south-facing backyard is fully landscaped and ready to enjoy with a large rear deck perfect for entertaining and summer BBQs. The oversized double detached garage is insulated, heated, and powered with a dedicated 70-amp panel. Located just

steps to parks, pathways, playgrounds, and schools, this home offers incredible value in one of Cochrane's most desirable newer communities, all while being only a short 20-minute commute to Calgary. Move-in ready and loaded with future potential — this is one you won't want to miss.