



**120 Emberside Place
Cochrane, Alberta**

MLS # A2317347



\$719,950

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,035 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: , 3 TV MOUNTS AND BRACKETS, ALL BLINDS, 2 REMOTES FOR THE GARAGE DOOR OPENER.

Welcome to this immaculate 2-storey family home showcasing numerous upgrades and modern finishes throughout. A spacious front entryway opens into the bright open-concept main floor featuring 9-foot ceilings and stylish vinyl plank flooring that enhances the sense of space and comfort. The stunning gourmet kitchen is designed to impress with upscale stainless steel appliances, a good-sized island with seating, and a walk-in corner pantry. The inviting living room is centered around a beautiful gas fireplace with mantle and tile surround, adding warmth and contemporary style. Sliding glass doors lead to a custom-built covered deck complete with privacy glass, creating the perfect setting for summer entertaining or relaxing evenings outdoors and enjoying your beautifully developed fenced and landscaped yard. A turned staircase with elegant white railings leads to the upper level where you will find a huge bonus room, ideal for movie nights or family gatherings. The generous primary bedroom easily accommodates a king-sized bed and features a spa-inspired 5 piece ensuite designed for comfort and relaxation. Convenient upper-floor laundry adds everyday practicality. Two additional bedrooms are perfect for children, guests, or a home office. The basement offers excellent future potential with drywalled walls already in place and awaits your professional development. Completing the home is a double attached garage that is insulated and drywalled. This move-in ready property shows beautifully and is ready to welcome its next family.