



GRASSROOTS
REALTY GROUP

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185 Emberside Hollow
Cochrane, Alberta

MLS # A2322191



\$569,900

Division:	Fireside		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,790 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Range Hood Fan, TV Wall Mount, All Lighting Fixtures Attached, All Window Coverings

WELCOME TO 185 EMBERSIDE HOLLOW, where modern design, everyday comfort, and an exceptional Cochrane lifestyle come together in the sought-after community of EMBERSIDE. Surrounded by PARKS, PLAYGROUNDS, WALKING PATHS, and future amenities, this family-friendly neighbourhood offers the perfect setting for morning walks, evening bike rides, and weekends spent exploring everything Cochrane has to offer. Built by CARDEL HOMES, this popular LUCA MODEL offers approximately 1,800 SQ FT of thoughtfully designed living space on a 26-FT WIDE LOT with a sunny SOUTH-FACING BACKYARD. The bright OPEN-CONCEPT MAIN FLOOR is designed for connection and entertaining, featuring a versatile FRONT OFFICE for work-from-home flexibility, a welcoming living room anchored by an ELECTRIC FIREPLACE and TV WALL MOUNT, and a beautifully appointed L-SHAPED KITCHEN. Complete with WHITE CABINETRY WITH BLACK HARDWARE, QUARTZ COUNTERTOPS, TILE BACKSPLASH, WALK-IN PANTRY, RANGE HOOD, ELECTRIC RANGE, DISHWASHER, MICROWAVE, and REFRIGERATOR, this space effortlessly brings family and friends together. The adjoining dining area offers plenty of room for gathering over meals, celebrations, and everyday moments. Upstairs, LUXURY VINYL PLANK FLOORING creates a seamless and modern feel throughout. Convenient UPPER-FLOOR LAUNDRY, QUARTZ COUNTERTOPS in the bathrooms, and a thoughtfully designed layout make daily living both comfortable and functional. The UNFINISHED BASEMENT with a SEPARATE SIDE ENTRANCE provides exciting potential to create additional living space tailored to your lifestyle, while outside, the SOUTH-FACING BACKYARD offers room to relax, entertain, and enjoy sunny Alberta days. A

CONCRETE PATIO PAD, GRAVEL PARKING PAD, and FENCING COMPLETED ON ONE SIDE provide a great start for future outdoor plans. Whether you're enjoying the nearby pathways, connecting with neighbours at the playground, or heading out for a mountain adventure, 185 EMBERSIDE HOLLOW offers the perfect opportunity to embrace the lifestyle that makes Cochrane such a special place to call home.