



GRASSROOTS
REALTY GROUP

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**125 Emberside Hollow
Cochrane, Alberta**

MLS # A2326349



\$589,900

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:	garage door opener		

4 BEDROOMS ABOVE GRADE | HEATED DOUBLE GARAGE | SIDE ENTRANCE | SOUTH-FACING BACKYARD Welcome to 125 Emberside Hollow, an impeccably maintained and thoughtfully upgraded Cardel-built home in the highly sought-after family community of Fireside, Cochrane. Why wait months for a new build when you can move into this next-to-new home with the landscaping, fencing, deck, and heated garage already completed—without paying GST. Designed for today's modern family, the bright and spacious main floor offers an open-concept layout filled with natural light from oversized windows. At the heart of the home is a beautifully appointed kitchen featuring quartz countertops, stainless steel appliances, extensive cabinetry, a large central island, and abundant prep space—perfect for everyday living and entertaining alike. A rare main-floor bedroom paired with a full 4-piece bathroom provides outstanding flexibility for guests, multigenerational families, or those needing a private home office. Upstairs, you'll find a generous bonus room ideal for family movie nights, a children's playroom, or a comfortable workspace. The spacious primary suite offers a walk-in closet and a private ensuite, while two additional bedrooms, another full 4-piece bathroom, and convenient upper-floor laundry complete this exceptionally functional layout. The unfinished basement features 9-foot ceilings and a separate side entrance, creating excellent future development potential for additional living space or the obvious redevelopment possibilities for the savvy investor Step outside to enjoy the fully landscaped south-facing backyard, complete with a large deck that's perfect for summer BBQs and entertaining. The oversized double detached garage is insulated, heated, and equipped with its own 70-amp electrical panel, making it ideal for hobbyists, EV

charging, or workshop use. Located just steps from parks, playgrounds, scenic pathways, and schools, this move-in-ready home offers incredible value in one of Cochrane's fastest-growing communities. With Calgary only a 20-minute commute away, you'll enjoy the perfect balance of small-town living and big-city convenience. Loaded with upgrades, future potential, and exceptional family-friendly features, this is a home you won't want to miss.