



GRASSROOTS
REALTY GROUP

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7 Emberside Hollow Cochrane, Alberta

MLS # A2339447



\$525,000

Division:	Fireside		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,713 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions: N/A

Welcome to Fireside, Cochrane! This beautifully laid-out semi-detached home offers 2,482.39 sq. ft. of total developed living space with an impressive combination of comfort, functionality, and location. The main floor features a bright, open-concept layout with a spacious living room and family room, an open-style kitchen with a large island, dining area, convenient half bath, and mudroom. Upstairs, you'll find 3 bedrooms, 2 full bathrooms, and convenient second-floor laundry. The primary bedroom offers a private ensuite, while the additional bedrooms are complemented by a second full bathroom. The fully finished basement adds exceptional living space with huge living room, rec room, den and a full bathroom—perfect for a growing family, guests, entertaining, or a home office setup. Step outside to your south-facing backyard, offering excellent natural sunlight throughout the day—perfect for enjoying the outdoors, growing plants and gardens, and making the most of your backyard space. The good-sized deck is ideal for morning coffee, summer BBQs, entertaining, or relaxing in the sunshine. The double detached garage includes 240V power, offering excellent flexibility for EV charging, a workshop, or additional garage needs. Location is a major highlight! Enjoy walking distance to Holy Spirit School, Fireside School, and the Fireside skate park, while shopping and everyday amenities are just minutes away at the nearby commercial plaza. With easy access to Highway 22, commuting in and around Cochrane is a breeze. A spacious, family-friendly home in one of Cochrane's sought-after communities—come see everything this Fireside gem has to offer!