



GRASSROOTS
REALTY GROUP

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**13 Emberside Grove
Cochrane, Alberta**

MLS # A2344047



\$639,900

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,930 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard		

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

Inclusions: N/A

It's the details that set 13 Emberside Grove apart. This brand-new 1,929.5 sq. ft. home pairs a spacious 3-bedroom, 2.5-bathroom layout with thoughtfully selected upgrades throughout. Soaring 9' main-floor ceilings complement a stylish kitchen featuring quartz countertops, custom cabinetry and matte-black accents, Laundry set and appliances included. A main-floor flex room adds versatility, while the upper level offers a generous bonus room and convenient laundry. Modern, polished and move-in ready, this is an opportunity to enjoy the new-build experience without the construction wait.