

\$779,900 - 196 Emberside Hollow, Cochrane

MLS® #A2244467

\$779,900

3 Bedroom, 3.00 Bathroom, 1,215 sqft
Residential on 0.10 Acres

Fireside, Cochrane, Alberta

OPEN HOUSE August 30th 12-2pm!!! AN EXCEPTIONAL HOME with Over \$65,000 in Upgrades... Like New and Move-in Ready! This impressive residence is truly extraordinary, showcasing over \$65,000 in beautiful post-builder renovations and upgrades. The main floor boasts a gourmet kitchen featuring a striking TILE backsplash, elegant QUARTZ countertops, and floor-to-ceiling kitchen cabinets. Experience top-of-the-line Samsung Bespoke appliances including a gas range with convection and air fryer, and a refrigerator with self-filling water and double ice dispenser. The kitchen also shines with a new Anthracite double sink paired with a sleek Delta Trinsic faucet. The inviting living room centres around a Napoleon gas fireplace with fan, accented by a TILE surround and mantle.

The spacious main floor master suite impresses with a luxurious ensuite featuring a double vanity with QUARTZ countertops, heated floors, soaking tub, standalone shower with tile surround, and a massive walk-in closet with convenient laundry access. Step outside to the newly landscaped, low-maintenance backyard oasis, packed with premium features including a fenced yard, gazebo, hot tub with warranty, stone patio, glass wind wall, deck skirting, privacy screening, and ambient lighting throughout; collectively valued at \$50,000.

The basement is perfect for teenagers or guests, offering two bedrooms and a stylish



bathroom with TILE flooring and QUARTZ countertops.

ADDITIONAL BONUSES include: a storage shed, custom Hunter Douglas window coverings throughout, Hunter Douglas ceiling fans in bedrooms and family room, upgraded sink and faucet, keyless entry, appliance upgrades, ceiling fans, a gas BBQ line, pull-out drawer garage and recycling bins, a full home inspection with all minor issues builder-rectified, and a 10-year Alberta new home warranty plus an extended builder warranty. This home is also located 1/2 block from a future off leash dog park and extensive walking paths. Central Park is also half a block away. This spectacular home truly looks and feels like a showhome...move in and enjoy!

Built in 2023

Essential Information

MLS® #	A2244467
Price	\$779,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,215
Acres	0.10
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	196 Emberside Hollow
Subdivision	Fireside
City	Cochrane
County	Rocky View County

Province	Alberta
Postal Code	T4C2A3

Amenities

Amenities	Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Built-In Gas Range
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage, Garden
Lot Description	Back Yard, Gazebo, Private
Roof	Asphalt Shingle
Construction	Stone
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2025
Days on Market	109
Zoning	R-MX
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.