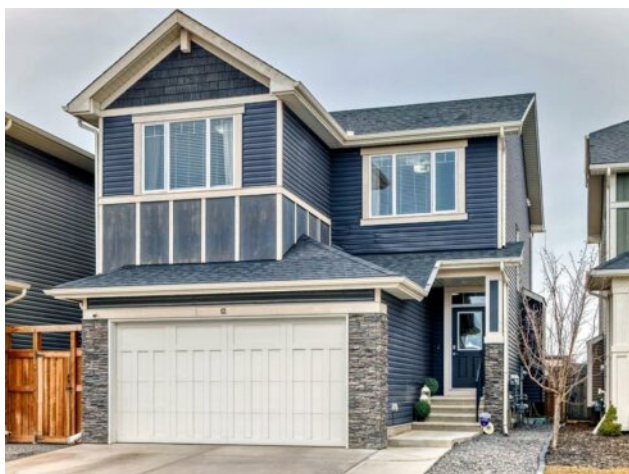


12 Emberside Glen  
Cochrane, Alberta

MLS # A2227258



# \$795,000

|           |                                            |        |                   |
|-----------|--------------------------------------------|--------|-------------------|
| Division: | Fireside                                   |        |                   |
| Type:     | Residential/House                          |        |                   |
| Style:    | 2 Storey                                   |        |                   |
| Size:     | 2,202 sq.ft.                               | Age:   | 2015 (10 yrs old) |
| Beds:     | 5                                          | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached                     |        |                   |
| Lot Size: | 0.09 Acre                                  |        |                   |
| Lot Feat: | Interior Lot, Rectangular Lot, See Remarks |        |                   |

|             |                                                                                    |            |      |
|-------------|------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                                            | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                                     | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                    | Condo Fee: | -    |
| Basement:   | Finished, Full                                                                     | LLD:       | -    |
| Exterior:   | Vinyl Siding, Wood Frame                                                           | Zoning:    | R-MX |
| Foundation: | Poured Concrete                                                                    | Utilities: | -    |
| Features:   | Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan |            |      |

Inclusions: Stand Up freezer in pantry

**\*\*This home is a true 10/10—pride of ownership is evident throughout!\*\*** Originally a Janssen Showhome and still with the original owners, this impeccably maintained property was built in 2015 and occupied in 2018. Step into the spacious foyer and immediately notice the soaring 9-foot ceilings and impressive 8-foot doors on both the main and upper levels. Rich hardwood flooring flows seamlessly into the open-concept living and kitchen areas. The kitchen features custom wood cabinetry with under-cabinet lighting, a brand-new stainless steel appliance package including a gas stove, and a stunning granite waterfall island. The large dining nook leads out to a beautifully landscaped backyard. Enjoy outdoor living with a new composite deck, privacy fencing, a stamped concrete patio, and a hot tub—perfect for entertaining or relaxing. A 6-foot wooden fence provides exceptional privacy all around. Back inside, the walk-through pantry conveniently connects to the oversized, heated garage, which offers ample storage options. Upstairs, the central bonus room—with peak-a-boo mountain views—creates a great separation between two spacious front bedrooms, a 4-piece bathroom, a 3rd bedroom currently used as a home office, and the impressive primary retreat at the rear. The luxurious 5-piece ensuite includes a glass-enclosed, heated shower and a walk-in closet outfitted with custom built-ins. The fully finished lower level offers a 5th bedroom, another full 4-piece bath, and a spacious family room with additional flex space—perfect for a home gym, media room, or play area. Additional upgrades and features include: Gemstone exterior lighting, Central A/C, Full irrigation system (front & back), Extended driveway, Custom Hunter Douglas blinds throughout. This home is move-in ready with nothing left to do—just unpack

and enjoy!