



## 12 Emberside Grove Cochrane Alberta

\$749,000

**\*\*INCLUDES FULLY DEVELOPED LEGAL SUITE WITH SIDE ENTRANCE\*\*** One of the most Family Friendly Communities in Cochrane - Janssen Homes Ltd welcome's you to the "consideration to everyday life style" thought out floor plan. The Hearthstone offers a possibility for added income potential!. Experience the best value for your investment in this modern new over 1559 sqft, 2-storey family home with Legal Suite adding an additional 590 sqft. This open floor plan with 9' walls flows from the spacious living room through the gourmet galley kitchen and then the large nook area where plenty of light is coming in from the 8' patio sliding doors. To access the 16' x 10' deck you can access two ways, exit through the 8' patio doors off the nook or via mudroom to an exterior full clear glass panel door. The mudroom is complete with built in lockers, large pantry and off to the side the half bath. Main floor Kitchen is equipped with full-height cabinets, soft close doors and drawers with full extension glides, quartz counters, undermount sink and 4 stainless steel appliances. The upper level gives way to a roomy primary retreat with ample space for a king-sized bed, complemented by a well-appointed 4-piece primary ensuite with a walk-in shower and a separate full-size walk-in closet featuring built-in shelving. Also on the upper level is a convenient laundry area with space for a side-by-side washer and dryer, a 4-piece main bath with tub-shower, and two additional generously sized bedrooms. The Legal Suite at lower level comes with one bedroom, 4 piece bath, nook and great room and stackable Laundry niche. The Kitchen cabinets are fashioned after the main floor kitchen cabinets with 4 stainless steel appliances and all finishing's throughout equal main and upper levels. Notable features that sets this home apart include 9' main-floor and legal suite basement walls. Stairs from ...

Kitchen 13.00 Ft x 11.00 Ft

Other 12.83 Ft x 11.00 Ft

Living room 12.00 Ft x 16.17 Ft

2pc Bathroom Measurements not available

Bedroom 9.33 Ft x 9.92 Ft

Bedroom 9.33 Ft x 10.50 Ft

Primary Bedroom 12.17 Ft x 13.67 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 10.42 Ft x 13.33 Ft

Living room/Dining room 15.75 Ft x 16.00 Ft

4pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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