



196 Emberside Hollow Cochrane Alberta

\$794,000

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 ...

Family room 22.25 Ft x 16.33 Ft

Bedroom 13.67 Ft x 10.92 Ft

Bedroom 13.67 Ft x 10.83 Ft

4pc Bathroom 8.58 Ft x 8.42 Ft

Kitchen 14.25 Ft x 11.83 Ft

Dining room 12.00 Ft x 11.25 Ft

Foyer 9.08 Ft x 4.58 Ft

Laundry room 7.33 Ft x 5.33 Ft

Other 22.75 Ft x 11.58 Ft

Primary Bedroom 13.25 Ft x 12.92 Ft

2pc Bathroom 5.92 Ft x 5.00 Ft

5pc Bathroom 11.67 Ft x 8.75 Ft

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Listing Presented By:



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