



## 6 Emberside Hollow Cochrane Alberta

\$760,000

**\*\*OPEN HOUSE SAT SEPT 6, 1-3 PM\*\*** Welcome to 6 Emberside Hollow, a sun-soaked corner-lot bungalow in Cochrane's welcoming Fireside community. With just over 2,030 square feet of thoughtfully planned living space, this home blends modern style with everyday practicality. The main floor feels bright and open thanks to nine-foot ceilings, wide-plank luxury vinyl flooring, and large windows. A chef's kitchen shines with full-height soft-grey cabinetry accented by undermount lighting, quartz counters, a spacious island that seats three, a gas range, stainless-steel appliances, and an undermount sink. Adjacent to the kitchen, the dining nook with built-in bench. A floor to ceiling brick fireplace anchors the living room, while a handy half bath and mudroom keep daily life organized. The primary bedroom offers a walk-in closet and a spa-style ensuite featuring dual sinks, a large tiled shower with bench, and a glass door. A metal-spindle railing leads to the lower level, where nine-foot ceilings make the family room feel spacious and inviting, perfect for movie nights or play space. Two generous bedrooms share a stylish four-piece bath, and a dedicated office with wall-to-wall desk and shelving lets you work from home in comfort. Outside, the fully fenced yard is designed for low-maintenance enjoyment. Top-quality artificial turf means no mowing, an irrigation system services flowerbeds and planters, landscape lighting sets the mood, and a circular gas fire pit invites evening gatherings. The detached garage measures 22'x22' (8ft tall door) and includes a high ceiling, two large windows, 40-amp 120/240-volt service, a 240-volt heater, overhead storage racks, and a built-in workbench, ideal for vehicles, hobbies, and extra storage. The additional gravel parking pad is perfect for extra vehicles, an RV or a trailer (25'x13' + additional 4' long when gate is open). Fireside is known...

4pc Bathroom 11.33 Ft x 5.08 Ft

Bedroom 13.42 Ft x 10.58 Ft

Bedroom 11.42 Ft x 9.92 Ft

Recreational, Games room 18.58 Ft x 13.17 Ft

Furnace 11.42 Ft x 9.33 Ft

2pc Bathroom 5.17 Ft x 4.50 Ft

4pc Bathroom 5.67 Ft x 11.75 Ft

Dining room 9.58 Ft x 10.00 Ft

Foyer 6.92 Ft x 8.50 Ft

Kitchen 12.33 Ft x 15.83 Ft

Living room 13.50 Ft x 14.00 Ft

Primary Bedroom 14.92 Ft x 11.92 Ft

a

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

<https://mattcallbeck.royallepage.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca