



## 20 Emberside Grove Cochrane Alberta

\$549,000

This is the perfect starter home and possibly perfect for downsizing? Start your New Year of 2025 in this Janssen Home Duplex that will be ready end of January. This 3-bedroom, 2.5 bath, duplex that features 1,402 sqft of well designed living space and adorned with exceptional finishing's. Located in the warm family friendly community of Fireside, this very popular floor plan is located near parks, play fields, schools & community pathways. The main floor features a living room, half bath, kitchen with a large island, adjoining eating nook and mudroom. From the mud room you can access the 10'x10' private deck with stairs down to grade, overlooking north facing rear-yard. The rear yard has more than enough space to build a garage and still have ample yard area between the garage and house. The upper level features a primary retreat with walk-in closet, 3-pce ensuite with walk-in shower, spacious second floor laundry with venting window and overflow drain, 2 additional bedrooms and a 4-pce main bath. Superior on site finishing's include - Gas Fireplace w/mantle and roughed in outlet for future fan, lacquered railings & metal spindles, luxury vinyl plank flooring throughout the main level, tile in laundry, tile in upper baths & Satin Day Break kitchen cabinets go to the ceiling. Upper and lower cabinets in the kitchen, kitchen island, primary ensuite and main bath have soft close doors and drawers with full extension drawer glides, quartz counter tops and undermount sinks throughout. All closets and pantry have built on site solid shelving - NO Wire Shelving!!! LoE Argon slider windows, R-50 attic insulation, high efficient furnace w/programmable thermostat & drip humidifier, 75 gal hot water tank, R/I plumbing in basement. Janssen Homes has given great attention to detail in the common wall from framing to safety and sound insulation to drywall giving the feel...

Living room 17.50 Ft x 11.25 Ft

Other 9.50 Ft x 12.50 Ft

Kitchen 14.50 Ft x 8.50 Ft

Other 7.00 Ft x 8.00 Ft

2pc Bathroom .00 Ft x .00 Ft

Bedroom 8.75 Ft x 10.17 Ft

Bedroom 8.75 Ft x 10.17 Ft

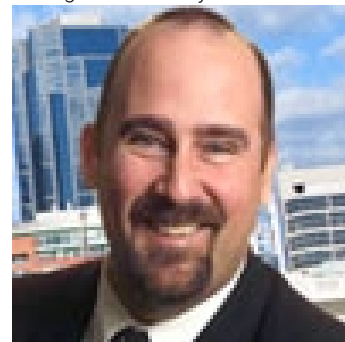
Primary Bedroom 12.25 Ft x 11.25 Ft

Laundry room 6.00 Ft x 5.00 Ft

4pc Bathroom .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

**RE/MAX Realty Professionals**

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