



# 40 Emberside Green Cochrane Alberta

\$739,900

LOCATION LOCATION LOCATION!!! Welcome to 40 Emberside Green, a stunning 2023 home located in the beautiful neighbourhood of Fireside. This prestigious home comes with so many upgrades that when you walk through the front door, it is sure to impress! As you enter the home, the open floor plan allows you to take in the views from the oversized windows overlooking the yard with a custom deck, privacy walls and a brand new 6 person hot tub. The kitchen is perfect for entertaining and prepping for large gatherings with the over sized island, silk granite apron sink, upgraded quartz countertops & upgraded stainless steel appliances including a French Door refrigerator, GAS range & built-in microwave. Attached to the kitchen is your beautiful living room with a 60" electric fireplace and custom mason surround. The upper level is spacious with over two large bedrooms, bonus room, upper laundry and an amazing primary suite boasting a HUGE walk-in closet and a stunning ensuite with dual vanities, soaker tub and standalone shower. There were so many additional upgrades to this home! Light fixtures, mirrors, bathroom countertops upgraded to quartz, cabinet hardware, and flooring in upper level bathrooms have been upgraded to marble tile. To ensure functionality with style, the mudroom was upgraded to be open concept. Everything in the home is powered through a smart home device. If you are looking for the perfect family home located directly across the street from a new park, close to walking paths and schools, this home is for you. There was a hot water tap added to the outside of the home so there is warm water for days in the sprinkler. Lastly the basement was upgraded to 9 foot ceilings and is ready for your personal touch. DON'T MISS OUT, come take a look for yourself! Why Wait for a 2023 home when there is one already here and ready to go!!! (id:6769)

5pc Bathroom 10.67 Ft x 8.08 Ft  
 Primary Bedroom 12.00 Ft x 16.75 Ft  
 Other 10.67 Ft x 7.92 Ft  
 Laundry room 8.42 Ft x 5.83 Ft  
 Family room 14.50 Ft x 16.50 Ft  
 Bedroom 10.67 Ft x 11.17 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft  
 Bedroom 11.92 Ft x 12.17 Ft  
 Living room 11.08 Ft x 16.33 Ft  
 Dining room 12.00 Ft x 8.67 Ft  
 Kitchen 12.00 Ft x 14.42 Ft  
 2pc Bathroom 4.67 Ft x 4.08 Ft

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

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE BENCHMARK

<http://www.kenmorristeam.ca>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca