

# \$539,900 - 177 Emberside Hollow, Cochrane

MLS® #A2199412

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,501 sqft  
Residential on 0.07 Acres

Fireside, Cochrane, Alberta

\*Must visit location in Fireside of Cochrane!\*

Welcome to 177 Emberside Hollow, the Eton at 1501 sq ft is a brand-new move-in ready paired home by Cardel Homes. The exterior features modern prairie architecture with front Hardie board siding. The interior palette showcases high quality finishings throughout, including 9â€™™ main floor ceilings, luxury vinyl plank and tile flooring throughout the main floor, quartz countertops throughout and lighting package. The kitchen features maple cabinetry in a modern warm winter stain, with soft close doors and drawers, Samsung stainless steel appliances, chimney hood fan, granite sink and large island. Located off the kitchen is a back entry mud room area and large 10 x 10 deck. The main floor is completed with stairway railing, open concept living area and large front facing windows. The upper-floor features 2 secondary bedrooms, 3 pc bathroom and an upper floor laundry room. The primary suite includes a walk-in closet and a 4 pc ensuite with dual sinks and an oversized tiled shower. This home has wonderful curb appeal with its low-maintenance front yard. This home comes with a new home warranty from Cardel Homes and Alberta New Home Warranty. With two K-8 schools within walking distance, parks, pathways, a huge outdoor rink, pump track, medical clinic, restaurants, and shops, Fireside is the perfect location.

Built in 2024



## Essential Information

MLS® #	A2199412
Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,501
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Up/Down
Status	Active

## Community Information

Address	177 Emberside Hollow
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3E1

## Amenities

Amenities	Other
Parking Spaces	2
Parking	Alley Access, Parking Pad

## Interior

Interior Features	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	35
Zoning	TBD
HOA Fees	78
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Charles
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