

**6 Emberside Hollow
Cochrane, Alberta**

MLS # A2288805



\$735,000

Division:	Fireside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,080 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, (
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Level, Low Maintenance Lan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)

Inclusions: Alarm Hardware, Garage Heater, Garage Freezer/Fridge, Seat Cushions(Not Throw Pilows), Backyard Gas Fireplace, BBQ Table, Soffit Lights, Basement Filing Cabinets & Desk, Irrigation System

Welcome to 6 Emberside Hollow, a bright corner-lot bungalow located in the heart of Cochrane’s sought after Fireside community. Offering just over 2,030 square feet of well-designed living space, this home delivers modern finishes paired with everyday functionality. The main floor is airy and welcoming with 9ft ceilings, wide plank luxury vinyl flooring, and oversized windows that flood the space with natural light. The kitchen is designed to impress, featuring full height soft grey cabinetry with undermount lighting, quartz countertops, stainless steel appliances, a gas range, an undermount sink, and a large island with seating for three. Just off the kitchen, the dining nook includes a built-in bench with pull out drawers for added storage and convenience. The living room is anchored by a striking floor to ceiling brick fireplace, while a convenient half bath and functional mudroom help keep daily life organized. The primary bedroom is a comfortable retreat with a walk-in closet and spa-inspired ensuite offering dual sinks, a spacious tiled shower with bench, and a glass door. The bedroom window is tinted for added privacy without sacrificing natural light. A metal spindle railing leads to the fully finished lower level, where 9ft ceilings create a spacious family room ideal for movie nights, games, or play space. Two generous bedrooms share a stylish 4 piece bathroom, and a dedicated home office with wall to wall desk and shelving provides a perfect work from home setup. Outside, the fully fenced yard is designed for easy enjoyment. Low maintenance artificial turf eliminates mowing, while an irrigation system services the flowerbeds and planters. Landscape lighting enhances evening ambiance, and a circular gas fire pit creates a natural gathering space. The detached 22’ x 22’ garage features high ceilings, two large windows, 30-amp 120/240-volt service, a 240-volt

heater, overhead storage racks, and a built-in workbench, making it ideal for vehicles, hobbies, and storage. The additional gravel parking pad offers excellent flexibility for extra vehicles, a trailer, or RV, with a gate that opens to allow for longer RV parking. Fireside is known for its walkable pathways, playgrounds, pump track, new skateboard park, and proximity to Fireside School (K–8), Holy Spirit Catholic School (K–8), local coffee shops, and the Emberside commercial plaza. With Highway 22 just minutes away, Calgary and the mountains are both easily accessible. Offering single level living, modern finishes, an entertainer friendly backyard, and a vibrant neighbourhood setting, 6 Emberside Hollow is a home you will love coming back to.