

# \$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 | 55              |
| Zoning         | TBD             |
| HOA Fees       | 78              |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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