

\$779,900 - 44 Emberside Green, Cochrane

MLS® #A2212053

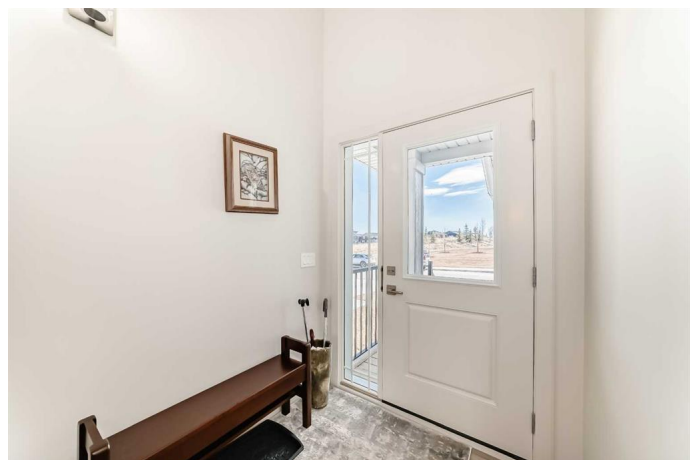
\$779,900

3 Bedroom, 3.00 Bathroom, 2,143 sqft

Residential on 0.09 Acres

Fireside, Cochrane, Alberta

Welcome to this immaculately maintained 3-bedroom home in the sought-after community of Fireside, perfectly positioned facing a beautiful park with walking paths, playgrounds, and a school just steps away. Built in 2024, this 2140 sq ft home blends style, comfort, and functionality for modern family living. Step inside to discover a bright, open-concept main floor with large windows that flood the space with natural light. (Satin etched glass to be installed in front door and side door window, to provide privacy but still allowing the natural light to come through). The kitchen is a true highlight, featuring ceiling-height cabinetry, modern appliances, (induction stove)stylish tiling, and a spacious island – perfect for cooking and entertaining. The cozy living room fireplace creates a warm atmosphere for winter nights, while the adjacent dining area opens to a large deck ideal for year-round enjoyment and large backyard (Fencing and Landscaping to be completed). Flooring is a neutral grey tone. You™ll also find a convenient mudroom and a 2-piece bathroom on the main level – thoughtfully designed for everyday practicality. Upstairs, the generous primary suite offers a peaceful retreat, complete with a walk-in closet and a luxurious ensuite featuring in-floor heating. Two additional good-sized bedrooms, a full laundry room with sink and storage, and a second full bathroom complete the upper floor. The undeveloped basement is a blank canvas – ready for your dream rec room,



home gym, or additional bedrooms, or simply enjoy as-is for added storage and space. This home has it all – Air Conditioning, location, layout, and luxury finishes – and it’s been kept in like-new condition. Don’t miss this amazing opportunity to live in one of Fireside’s best spots. Book your showing today!

Built in 2024

Essential Information

MLS® #	A2212053
Price	\$779,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,143
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	44 Emberside Green
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C3C9

Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Induction Cooktop, Microwave, Washer, Instant Hot Water
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other, Private Entrance
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 16th, 2025
Days on Market	4
Zoning	R-MX
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.