

\$775,000 - 44 Emberside Green, Cochrane

MLS® #A2215450

\$775,000

3 Bedroom, 3.00 Bathroom, 2,149 sqft
Residential on 0.09 Acres

Fireside, Cochrane, Alberta

Welcome to your new home in the heart of Fireside! This is an immaculately maintained 3-bedroom, two level, 2145 sq ft, turnkey beauty of a home. Ideally located across from Central Park (5.6 acres) - giving your family front row access to one of the best outdoor spaces in the community. You are directly across the street from scenic walking paths to swings, slides, fun zone (pump tracks), new skate park (June – October 2025), toboggan hill, fire pits, and Santa visits during the holidays. Continue east on the path and you'll reach soccer fields, a baseball diamond, an NHL-sized outdoor rink, and a Public (K-8) and Separate (K-8) schools. A true move in ready home with a satin-etched glass front door bringing in natural light while maintaining privacy. Inside, the main floor is bright and open, with large windows, 9-foot ceilings, stylish finishes and neutral grey/taupe luxury vinyl plank flooring throughout except ceramic tile in the upstairs bathrooms and laundry room. The kitchen blends functionality and style with ceiling height cabinetry with soft close doors, 10 fully extendable soft close drawers, quartz counters, modern tile, and an induction stove (gas hook-up ready). The kitchen opens to a cozy living room with a fireplace c/w fan, and a dining space that leads to a deck perfect for morning coffee or summer BBQs. Enter through the insulated, drywalled double garage and step into a spacious pantry with solid shelving - super handy for unloading groceries and a second



larger entry closet. A 2-piece powder room is also tucked between the entries. Upstairs, the primary suite is your personal retreat with individually controlled reading lights, a walk-in closet, a double-vanity ensuite with quartz counters, a large walk-in shower with rain head and handheld wand, in-floor heating, and a private water closet. Two more spacious bedrooms, a bonus room with tray ceiling and mountain views, a full bathroom, and a laundry room with 2 built-in cabinets below the sink and quartz counters complete the upper floor. This home is full of thoughtful upgrades such as air-conditioning, closets with solid shelving, Hunter Douglas custom window coverings, roughed in central vac and towel rings/hooks added to all bathrooms with a towel ring in the laundry room. This 2024 built home blends comfort, quality, and location with LoE Argon energy-efficient windows, R-50 attic insulation, and a remaining 4.5-yr certified new home warranty program, a 0.5-yr comprehensive, 1.5-yr HVAC, electrical & plumbing, 4.5-yr building envelope, 9.5-yr structural warranty, a high-efficiency furnace, tankless water heater and humidifier. The unfinished basement with roughed-in plumbing offers a blank canvas for a rec room, gym, or extra bedroom. The landscaping and fence will be completed by the end of June with 3 backyard gates (2 side, 1 rear to paved alley). Donâ€™t miss your chance to live in one of Firesideâ€™s most walkable, family-friendly spots. Book your showing today!

Built in 2024

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2215450 |
| Price | \$775,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |

| | |
|----------------|-------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,149 |
| 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 28th, 2025 |
| Days on Market | 4 |
| Zoning | R-MX |
| HOA Fees | 79 |
| HOA Fees Freq. | ANN |

Listing Details

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

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