

\$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, Instant Hot Water, Microwave, Washer, Induction Cooktop
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	1
Zoning	R-MX
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.