

# \$734,475 - 84 Emberside Green, Cochrane

MLS® #A2222990

**\$734,475**

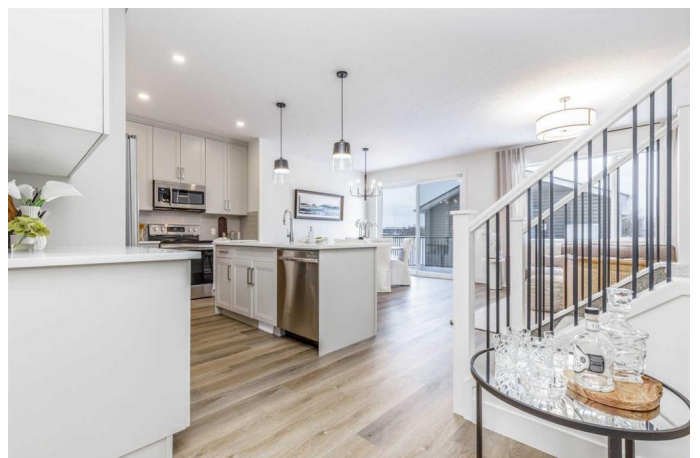
3 Bedroom, 3.00 Bathroom, 1,872 sqft

Residential on 0.11 Acres

Fireside, Cochrane, Alberta

**\*\* VERY FAMILY FRIENDLY\*\*** West facing back yard\*\* With easy access to Highway 22 and Highway 1, this growing community of Fireside is the perfect place to make it home for your family. Here you can breathe easy, enjoying the natural beauty of the area and the town's many amenities, while staying connected to everything Calgary and the Rocky Mountains has to offer. Two thriving Schools in a close and short walking distance!!

Drywall is now complete and next for completion is finishing! This Janssen Home includes 3-bedroom, 2.5 bath, with bonus room 2-storey features 1,872 sq.ft. of spacious living with exceptional quality finishes is being built in the well situated Fireside Community. Main floor features living room with Gas Fireplace, a kitchen with walk through pantry/mudroom, nook eating area opening onto a 12' x 10' deck. Upper level features a primary retreat with walk-in closet that adjoins by pocket door to a spacious laundry room with lower cabinet and undermount deep sink, 5-pce ensuite with dual undermount sinks, soaker-tub & walk-in shower, 2 additional bedrooms off the bonusroom and an additional 4-pce bath. Upgraded features include: 9' main-floor walls, painted railings & metal spindles, luxury vinyl plank flooring throughout main level, tile in laundry & upper baths. The full height kitchen cabinets exterior colour is "Daybreak" and finished with soft close doors/drawers & full extension drawer glides, quartz counters,



undermount sink plus 5 S/S appliance package which includes gas range and range hood!. Built on Site solid shelves. LoE Argon slider windows, R-50 attic insulation, high efficient furnace w/programmable thermostat & drip humidifier, hot water on demand and 4 pc R/I plumbing in basement. Covered porch at front, finished deck at back w/aluminum railing & steps to grade. Warranty includes 1 yr comprehensive, 2 yrs heating, electric, plumbing, 5 yrs building envelope, 10 yrs structural. \*Note - Interior and Exterior photos are from similar floor plans\*.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2222990    |
| Price          | \$734,475   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,872       |
| Acres          | 0.11        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 84 Emberside Green |
| Subdivision | Fireside           |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 3C9            |

**Amenities**

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | None                                                                                 |
| Parking Spaces | 4                                                                                    |
| Parking        | Off Street, Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated |
| # of Garages   | 2                                                                                    |

## Interior

|                   |                                                                                                                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, Walk-In Closet(s), Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water |
| Appliances        | Microwave, ENERGY STAR Qualified Dishwasher, Garage Control(s), Gas Range, Humidifier, Range Hood, Tankless Water Heater                                                                                                                                                           |
| Heating           | Natural Gas, ENERGY STAR Qualified Equipment, Fireplace(s)                                                                                                                                                                                                                         |
| Cooling           | None                                                                                                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                  |
| Fireplaces        | Gas, Living Room                                                                                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                |
| Basement          | Full, Unfinished                                                                                                                                                                                                                                                                   |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Lighting, Private Yard, BBQ gas line |
| Lot Description   | Back Yard, Corner Lot, Front Yard    |
| Roof              | Asphalt Shingle                      |
| Construction      | Vinyl Siding, Wood Frame             |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 124            |
| Zoning         | R-MX           |
| HOA Fees       | 79             |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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