

# \$735,900 - 16 Emberside Green, Cochrane

MLS® #A2217487

**\$735,900**

3 Bedroom, 3.00 Bathroom, 1,182 sqft

Residential on 0.09 Acres

Fireside, Cochrane, Alberta

Welcome to this beautifully crafted, custom-finished bungalow in the highly sought-after Fireside community of Cochrane. With over 2,000 sq. ft. of living space and stunning curb appeal across from Central Park, this home greets you with a bright foyer that opens to the spacious, open-concept main floor. The waterproof Ridgewood Premier Luxury Vinyl Plank flooring offers a modern, durable foundation throughout the home. At the heart of this home is the chef's kitchen, blending style and function with crisp white cabinetry, stainless steel appliances, a sleek range hood, and backsplash. The oversized island features a Blanco graphite sink with a matching tap and soap dispenser, providing ample prep space and a breakfast bar. The built-in recycling center ensures sustainability is a priority, and custom lighting illuminates the entire kitchen for a delightful cooking experience. The bright, airy living room is bathed in natural light from large west-facing windows and patio doors leading out to the expansive back deck. The Bentley Marquis gas fireplace, framed by cultured stone and custom-built bookcases, serves as both a stunning focal point and functional storage. Motorized blinds and custom drapes allow easy light control, creating the perfect atmosphere for cozy evenings or gatherings. The primary suite is a true retreat with a 5-piece ensuite featuring ceramic tile, a double vanity, a luxurious soaker tub, a walk-in shower, and a massive walk-in closet



complete with a Samsung washer and dryer. The suite easily accommodates larger furniture, making it an ideal space for relaxation. The fully finished lower level expands your living space with a large recreation room, perfect for entertaining or a home theater, along with two additional bedrooms and a 4-piece bathroom with ceramic tile, providing ample room for guests or family members. Outdoors, the west-facing 10' x 24' deck is designed for comfort with obscure rain glass on both sides. The custom 18' wide electric awning, operated by remote, offers privacy and also shade on sunny days, making it a perfect spot for outdoor dining or peaceful afternoons. The professionally landscaped yard requires minimal maintenance with elegant hardscaping in both front and back, while the fully fenced yard includes two decorative gates for convenient access and enhanced privacy. Equipped with an AlarmTek security system featuring front and rear cameras, this home ensures peace of mind. Additional features include central air conditioning, a dual-zone furnace system for optimal climate control, a tankless hot water heater, and a double attached garage upgraded with built-in storage. Book your private showing today to explore this exceptional Bungalow home in Fireside.

Built in 2021

**Essential Information**

MLS® #	A2217487
Price	\$735,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,182
Acres	0.09

Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	16 Emberside Green
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3A8

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting, Bookcases
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings, Oven-Built-In
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone, See Remarks
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Awning(s), Playground, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 3rd, 2025
Days on Market	1
Zoning	R-MX
HOA Fees	79
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Royal LePage Benchmark
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