

\$799,900 - 96 Emberside Glen, Cochrane

MLS® #A2261344

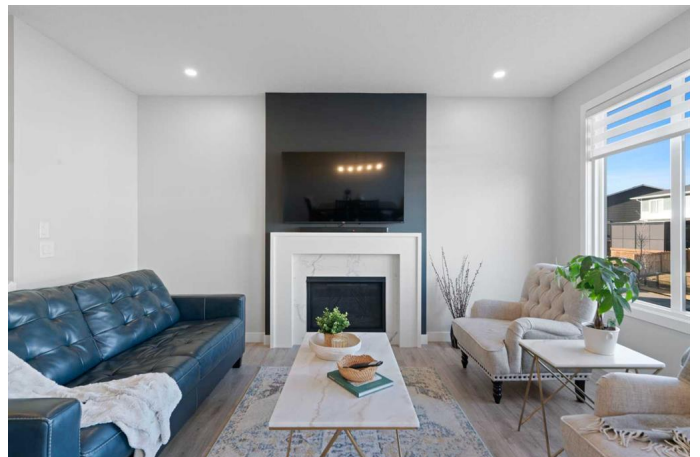
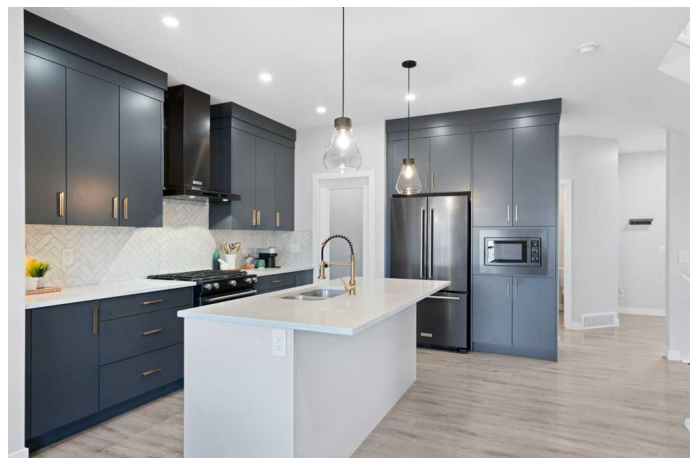
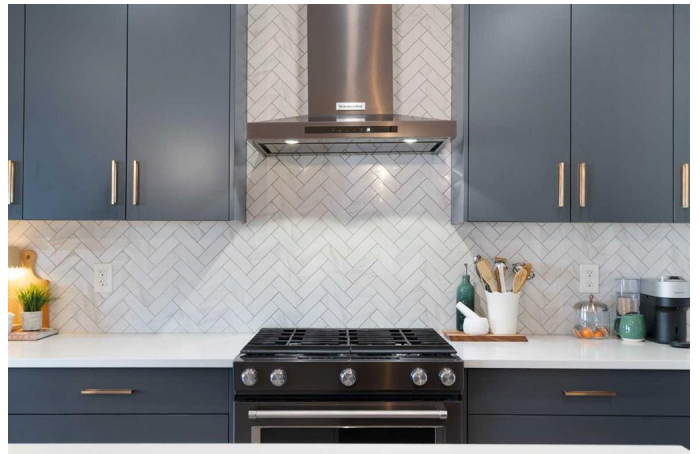
\$799,900

4 Bedroom, 4.00 Bathroom, 2,028 sqft

Residential on 0.09 Acres

Fireside, Cochrane, Alberta

Welcome to this beautifully finished and thoughtfully upgraded Calbridge-built home backing onto a pathway and offering a blend of style, comfort, and functional living across all three levels. From the triple-pane windows to the fully developed sunshine basement, every detail has been selected to enhance everyday life. The main floor features a spacious front entry, 9 ft ceilings, fresh paint, a convenient 2pc bath, and an open-concept layout that is ideal for both family living and entertaining. The kitchen stands out with full-height dark grey/blue cabinetry, quartz countertops, herringbone tile backsplash, a large island, and KitchenAid dark stainless steel appliances including a gas range, and built-in microwave. The walk-in pantry provides exceptional storage with tons of shelving. The bright living room offers a gas fireplace with conduit to keep media wiring hidden and large windows that capture serene views of the backyard and pathway. The dining area comfortably fits a full-size table and leads to the back deck with BBQ gas line, stairs down to an exposed concrete patio, fresh mulch landscaping, storage under the deck, and a built-in cast iron firepit, perfect for relaxing or hosting. Upstairs, brand new carpet leads to a central bonus room with tray ceiling and pot lights. The primary suite feels like a retreat with vaulted ceilings, gimbal potlights, a feature wall, a large walk-in closet, and a 5pc ensuite including comfort-height double vanity with quartz counters, a soaker tub, and a tiled



shower with niche. Two secondary bedrooms (one with a walk-in closet), a full 4pc bathroom with quartz countertops, and an upper laundry room with folding shelf complete this level. The fully finished sunshine basement is warm and inviting thanks to double-insulated walls and a dual-zone furnace, and includes a spacious recreation room, large bedroom with walk-in closet, 4pc bath with quartz counters, storage space, sump pump, and rough-in for radon. The double attached garage is plumbed and ready for utility use, making it ideal for future workshop needs. This is a move-in ready home where thoughtful upgrades, practical design, and location come together, set in a quiet, family-friendly area with direct pathway access right out your back door.

Built in 2020

Essential Information

MLS® #	A2261344
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,028
Acres	0.09
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	96 Emberside Glen
Subdivision	Fireside
City	Cochrane
County	Rocky View County

Province	Alberta
Postal Code	T4C 2L7

Amenities

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

Interior

Interior Features	High Ceilings, Kitchen Island, Soaking Tub, Vaulted Ceiling(s), Tray Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Fire Pit, Private Yard, BBQ gas line
Lot Description	Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	4
Zoning	R-MX
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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