

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

MLS® #A2222990

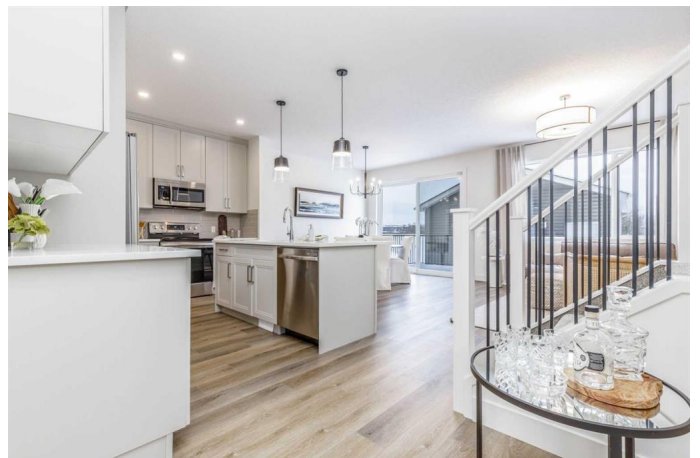
**\$734,475**

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 School in a short walking distance!! Upper floor framing underway which means you can still select your color pallet including cabinets! 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. Full height kitchen cabinets 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	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated, Off Street
# of Garages	2

## Interior

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

## Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard
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	40
Zoning	R-MX
HOA Fees	79
HOA Fees Freq.	ANN

## Listing Details

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

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.