

\$849,900 - 12 Emberside Glen, Cochrane

MLS® #A2207276

\$849,900

5 Bedroom, 4.00 Bathroom, 2,202 sqft
Residential on 0.09 Acres

Fireside, Cochrane, Alberta

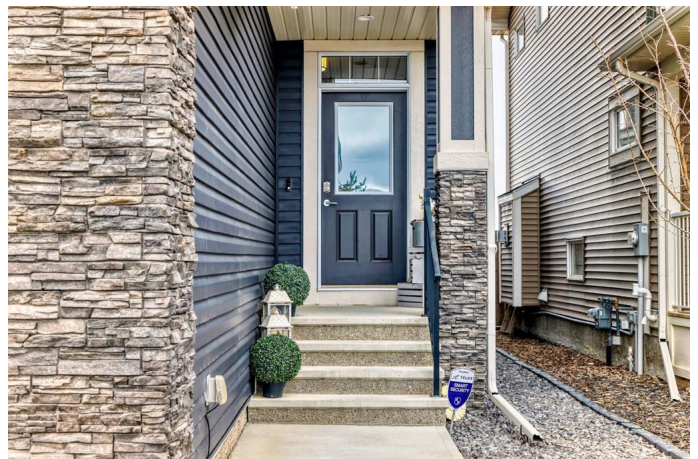
***OPEN HOUSE SATURDAY May 3rd

2:00-4:00pm and SUNDAY May 4th

12:00-2:00pm*** This home shows 10/10.

Pride of ownership shines throughout! Original owner and Former Janssen Showhome. Built in 2015 however sellers moved into it 2018.

Enter the generous foyer and notice the towering 9ft ceiling and 8ft door height throughout the main & upper floor. A rich, lovely hardwood leads you into the living room & kitchen area. Custom wood cabinets w under mount lighting. Brand new s/s appliances including a gas stove. A beautiful island wrapped in granite waterfall on both sides. Large eating nook and access to the yard here. Brand new composite deck with privacy fence and down to a stamped concrete pad & hot tub. A 6ft wood fence surrounds giving the ultimate privacy. Back inside, the walk-thru pantry is convenient to the o/s, heated garage. Loads of storage options available! Upstairs, a central bonus room (with mountain views!) offers separation to 2 larger bedrooms at the front of the home, a 4pcs bath, a 3rd bedroom (currently being used as an office space) and an incredible Primary Suite off the back of the home. The 5pcs Ensuite is stunning including a glass surround, heated shower. You will love the walk-in closet complete with custom built-ins. The lower level, you will find a 5th bedroom, another 4pcs bathroom and a family room & flex space. Take note of all the bells & whistles including Gemstone lights, A/C, Irrigation



front/back, extended driveway, custom Hunter Douglas blinds throughout & more! You simply need to move in!

Built in 2015

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2207276 |
| Price | \$849,900 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,202 |
| Acres | 0.09 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 12 Emberside Glen |
| Subdivision | Fireside |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 2L6 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), |

| | |
|-----------------|---|
| | Gas Range, Microwave, Refrigerator, See Remarks, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | None |
| Lot Description | Interior Lot, Rectangular Lot, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 9th, 2025 |
| Days on Market | 25 |
| Zoning | R-MX |
| HOA Fees | 81 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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