

\$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

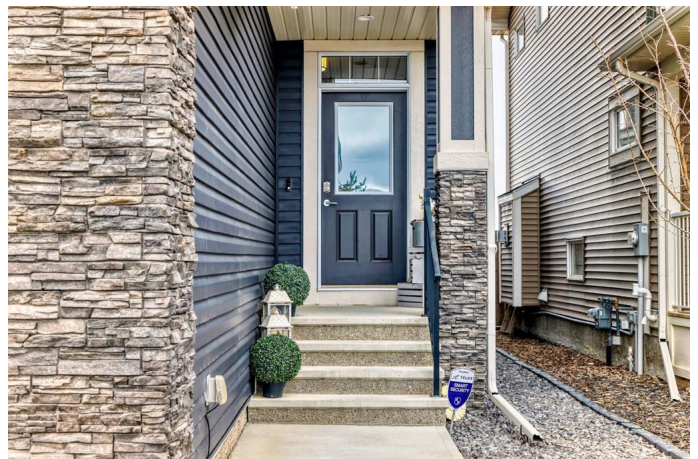
***OPEN HOUSE SATURDAY May 3rd

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	34
Zoning	R-MX
HOA Fees	81
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.