



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**100 Emberside Glen
Cochrane, Alberta**

MLS # A2240168



\$675,000

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,919 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: 2 TV Wall Mounts, Ring Door Bell

Welcome to this stunning NuVista-built home that offers the opportunity to live in the sought-after community of Fireside—backing directly onto a linear park with access to two schools, a playground, & a skate park. Step inside to a spacious front entry & ceilings that welcome you into a bright, open-concept main floor. The chef-inspired kitchen features a large island with breakfast bar, white quartz countertops, soft-close white cabinetry, stainless steel appliances, corner pantry, a 5-burner gas stove & large eating area. The large living room is warmed by a cozy gas fireplace, mantle TV mount that lowers TV to eye level & is filled with natural light from expansive windows. The front flex room can be a formal dining room, library or home office to complete the main level. Upstairs, you'll find a generous primary retreat with mountain views, walk-in closet, a luxurious ensuite with dual sinks, a soaker tub, & separate shower. A spacious bonus room & two additional bedrooms round out the upper level. The unspoiled basement is smartly designed & ready for future development—ideal for a fourth bedroom, media room, bathroom, & ample storage. Enjoy summer evenings in the large, landscaped backyard, complete with a gas line to the deck—perfect for BBQs & entertaining. Additional upgrades include: Hot Water Tank (2023) with Instant Hot Water pump to bring hot water to taps more quickly, New fans & WhirlyBirds by Attic Rain Company (5-year warranty), A/C unit, Water softener, New fence on one side, Electronic front door lock, Updated bathroom fans. This exceptional home combines location, quality, & comfort—you'll love living here!