



GRASSROOTS
REALTY GROUP

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**139 Emberside Garden
Cochrane, Alberta**

MLS # A2240987



\$639,900

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,614 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	See Supplements		

Family-friendly living awaits in the desirable Fireside community! This beautifully appointed 2-story home boasts over 1600SF of living space with 3 bedrooms, 2.5 baths, a bonus room, an open kitchen/dining/living area, and a finished garage. Enjoy your privacy, as your new home backs onto Central Park, and convenience, as you are only a short walk to Fireside School (K-8) and Holy Spirit Catholic School (K-8). Step inside to a spacious foyer with a walk-in closet that flows into the open-concept kitchen, dining, and living areas, all enhanced by natural light and 9ft ceilings. A convenient 2PC bath is tucked near the entry to the finished garage. Upstairs, you'll find a welcoming bonus room that leads to the spacious primary bedroom with a 4PC ensuite and walk-in closet, plus a 4PC bath, laundry room, and 2 additional bedrooms. The unfinished lower level features roughed-in plumbing, enabling faster development and increased home value. Two large egress windows bring in ample natural light, and the wider window allows easy access for materials like plywood or drywall, streamlining renovations. Outside, a beautifully landscaped yard with a back gate leads directly into Central Park, featuring a skateboard park, open play areas, a picnic area with a gazebo, picnic tables, firepits and outdoor skating rink. Don't miss this must-see home – book your showing today!