



GRASSROOTS
REALTY GROUP

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**139 Emberside Garden
Cochrane, Alberta**

MLS # A2240987



\$669,900

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		

OPEN HOUSE: Saturday, July 19th (12-4PM) – 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 downstairs offers potential for your personal touches. 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, and firepits. Don't miss this must-see home – book your showing today!