



**46 Emberside Place
Cochrane, Alberta**

MLS # A2292717



\$509,888

Division:	Fireside		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,552 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Paved, Rectangular Lot, View		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: Freezer in the basement and lawnmower

Welcome to this incredible opportunity in the family-friendly community of Fireside in Cochrane—a home that offers features rarely found at this price point. This beautifully maintained two-storey home offers approximately 1,555 sq. ft. of thoughtfully designed living space with 3 bedrooms, 2.5 bathrooms, a single attached garage, and a bonus room upstairs—a combination that is truly hard to find in this price range. The bright open-concept main floor is perfect for modern living. Large windows fill the space with natural light while the stylish kitchen features quartz countertops, stainless steel appliances, a large island, and a spacious dining area ideal for hosting family and friends. The seamless layout makes everyday living and entertaining effortless. Upstairs is where this home really stands out. In addition to three well-sized bedrooms—including a comfortable primary suite with a walk-in closet and private 4-piece ensuite—you’ll find a bonus/family room, a feature rarely available in homes at this price point. Whether you need a media room, play area, or work-from-home space, this extra living area adds tremendous flexibility. The single attached garage is another major advantage—especially during Alberta winters when you’ll appreciate never having to scrape ice off your windshield on cold mornings. Step outside and enjoy a beautifully designed backyard featuring a large deck with pergola, glass railing, and privacy screens—perfect for summer BBQs, relaxing evenings, or entertaining guests. Located in the vibrant community of Fireside, you’ll enjoy parks, playgrounds, schools, walking paths, and quick access to amenities while being just a short drive to Calgary and the Rocky Mountains. Homes with a bonus room and attached garage at this price level rarely come to

market—don’t miss your chance to see this one.