



**12 Emberside Glen  
Cochrane, Alberta**

**MLS # A2303206**



**\$765,000**

<b>Division:</b>	Fireside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,202 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Interior Lot, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan		

**Inclusions:** Stand up Freezer in Pantry

This home is a true 10/10—pride of ownership is evident throughout and BEST VALUE in Fireside! Originally a Janssen Showhome and still with the original owners, this impeccably maintained property has it all! Step into the spacious foyer and immediately notice the soaring 9-foot ceilings and impressive 8-foot doors on both the main and upper levels. Rich hardwood flooring flows seamlessly into the open-concept living and kitchen areas. The kitchen features custom wood cabinetry with under-cabinet lighting, a brand-new stainless steel appliance package including a gas stove, and a stunning granite waterfall island. The large dining nook leads out to a beautifully landscaped backyard. Enjoy outdoor living with a new composite deck, privacy fencing, a stamped concrete patio, and a hot tub—perfect for entertaining or relaxing. A 6-foot wooden fence provides exceptional privacy all around. Back inside, the walk-through pantry conveniently connects to the oversized, heated garage, which offers ample storage options. Upstairs, the central bonus room—with peak-a-boo mountain views—creates a great separation between two spacious front bedrooms, a 4-piece bathroom, a 3rd bedroom currently used as a home office, and the impressive primary retreat at the rear. The luxurious 5-piece ensuite includes a glass-enclosed, heated shower and a walk-in closet outfitted with custom built-ins. The fully finished lower level offers a 5th bedroom, another full 4-piece bath, and a spacious family room with additional flex space—perfect for a home gym, media room, or play area. Additional upgrades and features include: Gemstone exterior lighting, Central A/C, Full irrigation system (front & back), Extended driveway, Custom Hunter Douglas blinds throughout. This home is move-in ready with nothing left to do—just unpack

and enjoy!