



**GRASSROOTS**  
REALTY GROUP

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**132 Emberside Place  
Cochrane, Alberta**

**MLS # A2210788**



**\$749,900**

<b>Division:</b>	Fireside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,035 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Experience comfort, style, and functionality in this well-appointed 3-bedroom, 2.5-bathroom detached home with a front garage, located in Cochrane's vibrant Fireside community. Built in 2023, this home offers modern design and practical features tailored for everyday living. The main floor showcases a spacious open-concept layout, anchored by a chef-inspired kitchen with stainless steel appliances, a massive island, quartz countertops, and ceiling-height cabinetry. The walk-through pantry connects seamlessly to the mudroom—perfect for bringing in groceries straight from the garage. With a built-in microwave tucked into a tower and a sleek chimney hood fan overhead, the space is both efficient and stylish. Relax in the cozy family room by the gas fireplace, or open the French doors to a large deck, ideal for summer entertaining. The fenced backyard offers privacy and a secure space for pets and kids to play freely. Upstairs, the layout includes a central bonus room, convenient upper-level laundry, and a generously sized primary suite. The ensuite is a true retreat, featuring a freestanding tub, tiled shower, dual vanities, and a private water closet. Two additional bedrooms provide plenty of space for kids, guests, or a home office. The unfinished basement is bright with large windows, offering endless potential for future development. Live steps from parks, playgrounds, and two neighborhood schools, with walking paths and mountain views just outside your door. Fireside also features great local dining and shops, while downtown Cochrane offers charming amenities like McKay's Ice Cream, local boutiques, and quick access to the Rockies. A smart layout, high-end finishes, and unbeatable location—this home is ready for you to move in and make it your own.

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