

# \$724,000 - 84 Emberside Green, Cochrane

MLS® #A2222990

**\$724,000**

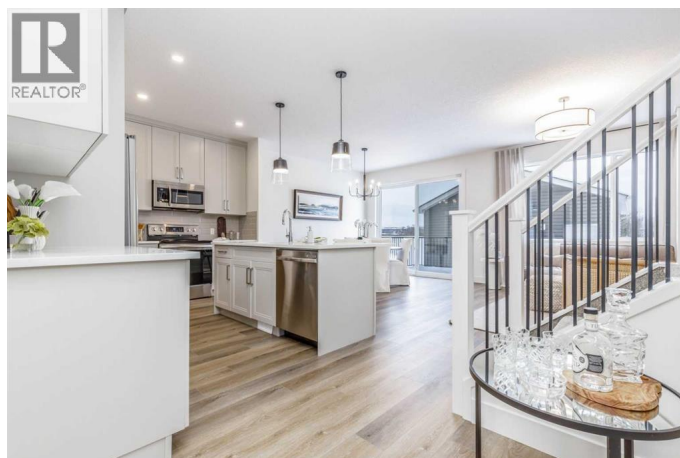
3 Bedroom, 3.00 Bathroom, 1,872 sqft

Single Family on 0.11 Acres

Fireside, Cochrane, Alberta

**\*\* VERY FAMILY FRIENDLY\*\*** West facing back yard\*\* With easy access to Highway 22 and Highway 1, this growing community of Fireside is the perfect place to make it home for your family. Here you can breathe easy, enjoying the natural beauty of the area and the town's many amenities, while staying connected to everything Calgary and the Rocky Mountains has to offer. Two thriving Schools in a close and short walking distance!!

Drywall is now complete and next for completion is finishing! This Janssen Home includes 3-bedroom, 2.5 bath, with bonus room 2-storey features 1,872 sq.ft. of spacious living with exceptional quality finishes is being built in the well situated Fireside Community. Main floor features living room with Gas Fireplace, a kitchen with walk through pantry/mudroom, nook eating area opening onto a 12' x 10' deck. Upper level features a primary retreat with walk-in closet that adjoins by pocket door to a spacious laundry room with lower cabinet and undermount deep sink, 5-pce ensuite with dual undermount sinks, soaker-tub & walk-in shower, 2 additional bedrooms off the bonusroom and an additional 4-pce bath. Upgraded features include: 9' main-floor walls, painted railings & metal spindles, luxury vinyl plank flooring throughout main level, tile in laundry & upper baths. The full height kitchen cabinets exterior colour is "Daybreak" and finished with soft close doors/drawers & full extension drawer glides, quartz counters,



undermount sink plus 5 S/S appliance package which includes gas range and range hood!. Built on Site solid shelves. LoE Argon slider windows, R-50 attic insulation, high efficient furnace w/programmable thermostat & drip humidifier, hot water on demand and 4 pc R/I plumbing in basement. Covered porch at front, finished deck at back w/aluminum railing & steps to grade. Warranty includes 1 yr comprehensive, 2 yrs heating, electric, plumbing, 5 yrs building envelope, 10 yrs structural. \*Note - Interior and Exterior photos are from si milar floor plans\*. (id:6289)

Built in 2025

**Essential Information**

Listing #	A2222990
Price	\$724,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,872
Acres	0.11
Year Built	2025
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	84 Emberside Green
Subdivision	Fireside
City	Cochrane
Province	Alberta
Postal Code	T4C3C9

**Amenities**

Amenities	Playground, Schools, Shopping
Features	Closet Organizers, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	4

Parking	Attached Garage, Concrete, Other
# of Garages	2

### Interior

Appliances	Range - Gas, Dishwasher, Microwave, Humidifier, Hood Fan, Garage door opener, Water Heater - Tankless
Heating	Natural gas High-Efficiency Furnace, Other
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

### Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	Royal LePage Benchmark
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