\$719,000 - 84 Emberside Green, Cochrane

MLS® #A2222990

\$719,000

3 Bedroom, 3.00 Bathroom, 1,872 sqft Residential on 0.11 Acres

Fireside, Cochrane, Alberta

This west facing back yard on a beautiful corner lot is estimated to be ready for end of January 2026! 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 and is directly across from a fully equipped playground, from climbing apparatus to skate park. 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 similar floor plans*.

Built in 2025

Essential Information

MLS® # A2222990 Price \$719,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,872
Acres 0.11

Year Built 2025

Type Residential Sub-Type Detached

Sub-Type Detached Style 2 Storey

Status Active

Community Information

Address 84 Emberside Green

Subdivision Fireside City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 3C9

Amenities

Amenities None

Parking Spaces 4

Parking Concrete Driveway, Off Street, Double Garage Attached, Garage Door

Opener, Insulated

of Garages 2

Interior

Interior Features Closet Organizers, High Ceilings, Open Floorplan, Pantry, Bathroom

Rough-in, Built-in Features, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water,

Walk-In Closet(s)

Appliances ENERGY STAR Qualified Dishwasher, Garage Control(s), Gas Range,

Humidifier, Microwave, Range Hood, Tankless Water Heater

Heating Natural Gas, ENERGY STAR Qualified Equipment, Fireplace(s)

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes
Basement Full

Exterior

Exterior Features Private Yard, BBQ gas line, Lighting

Lot Description Back Yard, Front Yard, Corner Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 21st, 2025

Days on Market 162
Zoning R-MX
HOA Fees 79

HOA Fees Freq. ANN

Listing Details

Listing Office Royal LePage Benchmark

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