



**40 Emberside Grove
Cochrane, Alberta**

MLS # A2311737



\$499,999

Division:	Fireside		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,487 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad, Unpaved		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

IMMACULATE! NO CONDO FEES! Step into the charm and comfort of Fireside with this like-new luxury 3-bedroom home that perfectly blends modern style with everyday functionality. Bathed in natural light, this inviting home welcomes you with rich flooring flowing throughout the main level, creating a warm and elegant, modern atmosphere from the moment you walk through the door. The thoughtfully designed kitchen is a true showstopper, featuring sleek quartz countertops, upgraded appliances, and plenty of workspace to inspire your inner chef. Whether you’re preparing weeknight dinners or hosting friends and family, this space is ready for every occasion. Upstairs, the spacious primary retreat offers the perfect escape with a walk-in closet and a private 4-piece ensuite bathroom designed for relaxation and comfort. Two additional bright bedrooms and another stylish 4-piece bathroom complete the upper level, offering flexibility for a growing family, guests, or a home office setup. The undeveloped basement is a blank canvas waiting for your personal touch. Envision a future recreation room, gym, media space, or additional living area tailored to your lifestyle. Outside, enjoy the convenience of a rear parking pad with space for two vehicles and the ease of low-maintenance living. Located in the sought-after Fireside community, this home offers more than just beautiful living spaces, it delivers an exceptional lifestyle. Residents enjoy access to two schools, fantastic restaurants, shopping, medical and dental clinics, aesthetic services, veterinarian care, playgrounds, an outdoor ice rink, and scenic pathways perfect for evening strolls or weekend adventures. Plus, with direct access to Highway 22, commuting and mountain getaways are effortless. This is more than a home – it’s a vibrant community, a stylish retreat, and an incredible

opportunity all wrapped into one. Don't miss your chance to make this bright and welcoming Fireside duplex your next address!