



GRASSROOTS
REALTY GROUP

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7 Emberside Park Cochrane, Alberta

MLS # A2317838



\$556,000

Division:	Fireside		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,405 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	(R-MD)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: none

BETTER THAN NEW | FULLY FINISHED | 4 BEDROOMS | 4 BATHROOMS | EXTENSIVELY UPGRADED | MODERN DESIGNS AND FINISHINGS | Welcome to 7 Emberside Park, a stunning FULLY FINISHED FAMILY HOME in the desirable community of Fireside. Offering 4 bedrooms, 4 bathrooms, and a long list of THOUGHTFUL UPGRADES, this property delivers exceptional value and is truly better than new. The bright OPEN-CONCEPT main floor has been customized well beyond builder specifications and showcases beautiful FEATURE WALLS in both the living and dining areas, decorative ceiling beams in the kitchen, UPGRADED LIGHTING throughout the main level, and stylish zebra blinds. The heart of the home is the UPGRADED KITCHEN featuring a redesigned island, GAS RANGE, and premium 36-inch refrigerator with water and ice dispenser, creating the perfect space for entertaining family and friends. Upstairs you'll find spacious bedrooms, well-appointed bathrooms, and a FUNCTIONAL FAMILY FRIENDLY LAYOUT, with handy upstairs laundry. The FULLY DEVELOPED BASEMENT adds valuable living space with a COZY FIREPLACE, additional bedroom, full bathroom, and versatile recreation area perfect for movie nights, a home gym, or guests. Year-round comfort is ensured with CENTRAL AIR CONDITIONING and CENTRAL VACUUM. The INSULATED AND HEATED GARAGE is ideal for Alberta winters and offers convenient ATTIC STORAGE, providing plenty of room for seasonal items and equipment. Outside, the property has been further enhanced with NEW SOD in both the front and rear yards, creating beautiful outdoor spaces for children, pets, and summer entertaining. Located in one of Cochrane's most popular family communities, close to schools, parks, pathways, shopping, and amenities, this

exceptional home offers the rare opportunity to purchase a fully finished, EXTENSIVELY UPGRADED PROPERTY without the wait or expense of building new. Simply move in and enjoy!!