



GRASSROOTS
REALTY GROUP

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**91 Emberside Garden
Cochrane, Alberta**

MLS # A2323681

\$759,999



Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,048 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Rectang		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Window coverings		

Welcome to 91 Emberside Garden — a beautifully upgraded 5-bedroom family home in the sought-after community of Fireside, Scenic Cochrane. Backing onto a walking path with direct access to parks and green space, this home offers the kind of outdoor lifestyle and privacy that's hard to find at this price point. Lovingly maintained and extensively updated since 2023 — permitted AC installation, all-new light fixtures and pot lights, updated kitchen backsplash, black door hardware throughout, and solar garden lighting front and back. Brand new refrigerator added June 2026. The main floor welcomes you with wide plank laminate, a spacious open plan, and a walkthrough pantry direct from the garage — a practical touch families will appreciate. The island kitchen features quartz counters, SS appliances including a double oven, and a bright dining area with sliding door to the back deck. The cozy living room with fireplace anchors the space perfectly. Upstairs, a central bonus room separates the primary suite from the secondary bedrooms — ideal for families. The king-sized primary features a 5-piece ensuite and walk-in closet with window. Two additional bedrooms, a 4-piece bath, and upper floor laundry complete the level. The fully developed basement adds exceptional versatility — two bedrooms, a second family room with electric fireplace, 3-piece bath with walk-in shower, and a dedicated flex room currently used as a wellness studio. Walk to schools, minutes to shopping. Just move in and enjoy.