



GRASSROOTS
REALTY GROUP

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52 Emberside Grove
Cochrane, Alberta

MLS # A2329845



\$525,000

Division:	Fireside		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,575 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Covered, Double Garage Detached, Enclosed, Garage Door Op		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Rectan		

Heating: Central, Forced Air

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Bathroom Rough-in, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: BBQ

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-MX

Utilities: -

Welcome to this immaculate duplex in the highly sought-after community of Fireside, Cochrane! Offering 1,575 square feet of beautifully finished above-grade living space, this exceptional home features 3 spacious bedrooms and 2.5 spa-inspired bathrooms. Step inside to discover 9-foot ceilings, luxury vinyl plank flooring, dimmable LED lighting, and an inviting electric fireplace that creates a warm and stylish living space. The stunning kitchen is a true showpiece, boasting floor-to-ceiling cabinetry, quartz countertops, upgraded stainless steel appliances, and plenty of storage for all your culinary needs. Other noteworthy features here include central air conditioning, a smart home package, custom window coverings, upgraded basement electrical, and bathroom rough-ins in the basement. Outside, the fully landscaped and fully fenced yard offers privacy and functionality, complete with a large deck featuring a natural gas BBQ hookup—perfect for entertaining. A double detached garage provides ample parking and storage. Ideally situated with a sunny south-facing front yard and north-facing backyard, this home is within walking distance of Fireside's expansive parks, schools, playgrounds, and scenic pathways, making it an outstanding location for families and outdoor enthusiasts alike. Don't miss your opportunity to own this exceptional home—call now!