



GRASSROOTS
REALTY GROUP

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**112 Emberside Place
Cochrane, Alberta**

MLS # A2346087



\$639,000

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,080 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Tankless Hot Water, Tile Counters, Walk-In Closet(s), Wet Bar		

Inclusions: Washer and Dryer in Basement, Bar Fridge in Basement, All attached shelves and Mirrors, Built in Night Stands in upstairs Bedrooms, TV Brackets, Heat Recovery Ventilator

Welcome to this spacious two storey home in the popular community of Fireside. With four bedrooms, three and a half bathrooms, and a fully finished walk-up basement with an illegal suite, this property offers plenty of space and flexibility for families, multi-generational living, or buyers looking for additional income potential. The main floor features 9 foot ceilings, an open floor plan, and a comfortable living room with a gas fireplace. The kitchen is equipped with quartz countertops and full height cabinetry, stainless steel appliances, a gas cooktop, built-in oven, a large island, and a walk-in pantry, making it a great space for cooking and gathering. The open spindled staircase leads upstairs, where you'll find three bedrooms, convenient upper floor laundry, and a spacious front bonus room with trendy wood panel accent walls that's ideal for a family room, home office, or playroom. The primary suite includes a walk-in closet and a five piece ensuite with dual sinks, a soaker tub, separate shower, and private water closet. The fully finished walk-up basement features both a separate exterior entrance and interior access to the main home. The illegal suite includes a bedroom, kitchenette, separate laundry, and living area, offering excellent flexibility for extended family or other living arrangements. Outside, the front and north-facing backyard have been designed for low maintenance with decorative stone landscaping and artificial turf. The heated double attached garage, rear parking pad, and back lane access provide parking for up to five vehicles. Conveniently located close to schools, parks, playgrounds, shopping, and Fireside's extensive pathway system, this vacant home is available for immediate possession.