

\$649,500 - 100 Emberside Glen, Cochrane

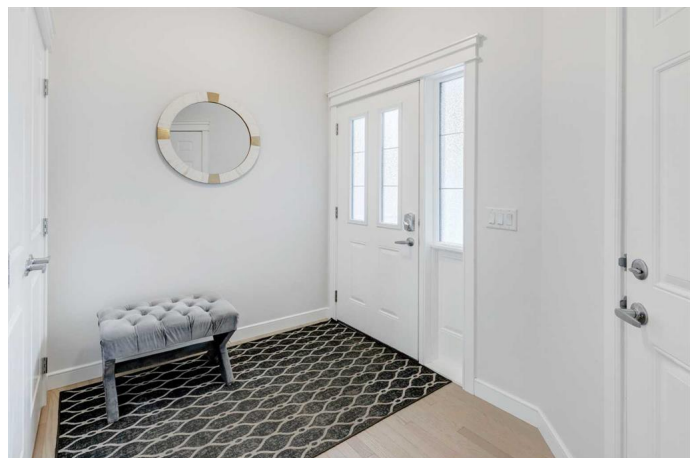
MLS® #A2240168

\$649,500

3 Bedroom, 3.00 Bathroom, 1,919 sqft
Residential on 0.10 Acres

Fireside, Cochrane, Alberta

Welcome to this stunning NuVista-built home that offers the opportunity to live in the sought-after community of Fireside—backing directly onto a linear park with access to two schools, a playground, & a skate park. Step inside to a spacious front entry & 9'™ ceilings that welcome you into a bright, open-concept main floor. The chef-inspired kitchen features a large island with breakfast bar, white quartz countertops, soft-close white cabinetry, stainless steel appliances, corner pantry, a 5-burner gas stove & large eating area. The large living room is warmed by a cozy gas fireplace, mantle TV mount that lowers TV to eye level & is filled with natural light from expansive windows. The front flex room can be a formal dining room, library or home office to complete the main level. Upstairs, you'll find a generous primary retreat with mountain views, walk-in closet, a luxurious ensuite with dual sinks, a soaker tub, & separate shower. A spacious bonus room & two additional bedrooms round out the upper level. The unspoiled basement is smartly designed & ready for future development—ideal for a fourth bedroom, media room, bathroom, & ample storage. Enjoy summer evenings in the large, landscaped backyard, complete with a gas line to the deck—perfect for BBQs & entertaining. Additional upgrades include: Hot Water Tank (2023) with Instant Hot Water pump to bring hot water to taps more quickly, New fans & WhirlyBirds by Attic Rain Company (5-year



warranty), A/C unit, Water softener, New fence on one side, Electronic front door lock, Updated bathroom fans. This exceptional home combines location, quality, & comfortâ€”youâ€™ll love living here!

Built in 2021

Essential Information

MLS® #	A2240168
Price	\$649,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,919
Acres	0.10
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	100 Emberside Glen
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2L7

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, Open Floorplan, Quartz
-------------------	---

	Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Lawn, Rectangular Lot, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 23rd, 2025
Days on Market	97
Zoning	R-MX
HOA Fees	129
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.