

# \$525,000 - 8 Emberside Place, Cochrane

MLS® #A2219268

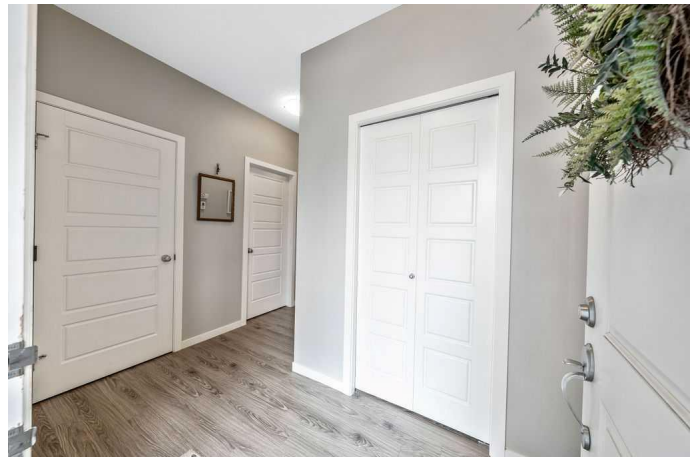
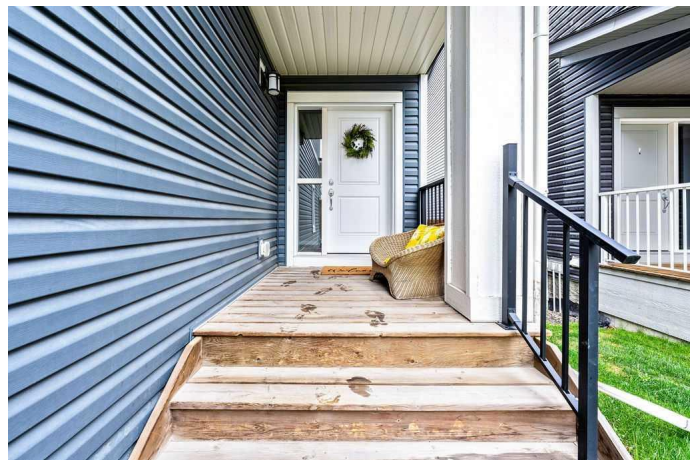
**\$525,000**

3 Bedroom, 3.00 Bathroom, 1,505 sqft

Residential on 0.06 Acres

Fireside, Cochrane, Alberta

Welcome to your picture-perfect family home, situated in the vibrant community of Fireside and just steps from Fireside and Holy Spirit Schools! Thoughtfully designed and move-in ready, this home offers the space, comfort, and convenience every family desires. Step inside the front foyer, featuring direct access to the attached garage and a convenient 2-piece powder room. The open-concept main floor flows effortlessly into a bright, inviting living area—ideal for both everyday family living and entertaining guests. The modern kitchen boasts white cabinetry, stone countertops, stainless steel appliances, a full pantry, and a generous island perfect for meal prep and casual dining. Adjacent, the dining area transitions seamlessly into a cozy living room highlighted by a gas fireplace—a warm and welcoming space to relax and unwind! Step outside to your sun-filled backyard, backing onto a quiet alley for added privacy. The expansive yard offers endless opportunities for outdoor living and family fun, complemented by a cozy deck ideal for summer BBQs and gatherings. Your upper level offers a central bonus room, providing flexible space for a family hangout, playroom, or home office. The primary suite is a true retreat, featuring a spacious layout, a 4-piece ensuite, and a walk-in closet. Two additional bedrooms and a full 4-piece bathroom complete the upper level. The undeveloped basement presents a blank canvas ready to be tailored to your lifestyle—whether you envision a home gym,



media room, or an extra bedroom. Additional highlights include a high-efficiency furnace and HRV system, ensuring comfort and energy efficiency. Enjoy Fireside's year round outdoor living with nearby scenic walking paths, playgrounds, community gardens, and a winter skating rink. Fireside offers a wealth of amenities and quick access to Highway 22, making commutes to Calgary or mountain getaways effortless. This home truly has it allâ€”location, layout, and lifestyle. Donâ€™t miss your chance to make it yoursâ€”book your private showing today!

Built in 2016

**Essential Information**

MLS® #	A2219268
Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,505
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	8 Emberside Place
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2L8

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 15th, 2025
Days on Market	14
Zoning	R-MX
HOA Fees	75
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
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