

\$729,000 - 40 Emberside Green, Cochrane

MLS® #A2222726

\$729,000

3 Bedroom, 3.00 Bathroom, 1,965 sqft

Residential on 0.09 Acres

Fireside, Cochrane, Alberta

OPEN HOUSE THIS SATURDAY, JULY 5th, FROM 10am-12pm Welcome to 40 Emberside Green, a beautifully upgraded 2023 home located in the sought-after community of Fireside. From the moment you step inside, you'll be captivated by the open-concept design, thoughtful layout, and premium finishes throughout. The main floor is flooded with natural light from oversized windows that overlook the landscaped SW facing backyard, providing sun all afternoon and evening. Complete with a custom deck, privacy walls, and a brand-new six-person hot tub—perfect for relaxing or entertaining. The kitchen is a true centerpiece, offering an oversized island, silk granite apron sink, upgraded quartz countertops, and stainless steel appliances including a French door refrigerator, gas range, and built-in microwave. This seamless space flows effortlessly into the inviting living room, which features a 60" electric fireplace with a custom masonry surround. Upstairs, you'll find two generously sized bedrooms, a spacious bonus room, and convenient upper-level laundry. The stunning primary suite includes a large walk-in closet and a beautifully designed ensuite with dual vanities, a soaker tub, and a standalone shower. Additional touches such as upgraded quartz bathroom countertops, designer light fixtures and mirrors, marble tile in the upper bathrooms, and custom cabinet hardware add style and sophistication throughout the home. The open-concept mudroom has also been



designed for both functionality and flow. This is a fully integrated smart home, with devices controlling key systems for comfort, convenience, and energy efficiency. The basement features upgraded 9-foot ceilings and is ready for your personal finishing touches. A hot water tap has also been added outsideâ€”perfect for sprinklers, washing, or play. Located directly across from a brand-new park and within walking distance to pathways and schools, this home offers the perfect setting for family living. A fence is being built on the south side of the property to complete the outdoor space and provide additional privacy. Why wait for new construction when this stunning home is move-in ready and packed with upgrades? Come see for yourselfâ€”this one wonâ€™t last!

Built in 2023

Essential Information

MLS® #	A2222726
Price	\$729,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,965
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	40 Emberside Green
Subdivision	Fireside
City	Cochrane

County	Rocky View County
Province	Alberta
Postal Code	T4C3A8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Smart Home
Appliances	Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Gas Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 20th, 2025
Days on Market	46
Zoning	R-MX

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.