

# \$825,000 - 12 Emberside Glen, Cochrane

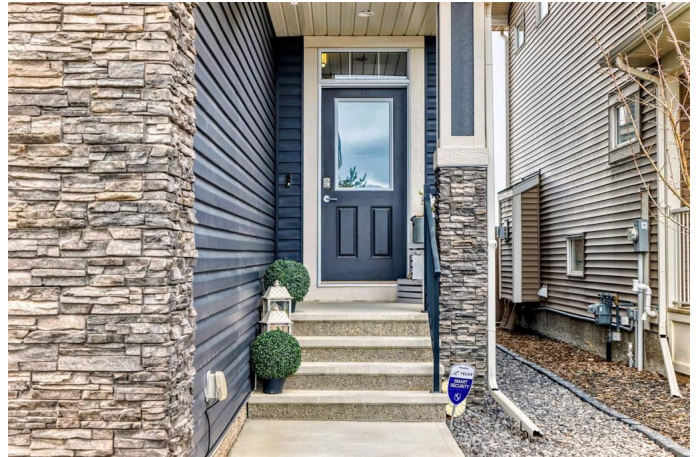
MLS® #A2227258

**\$825,000**

5 Bedroom, 4.00 Bathroom, 2,202 sqft  
Residential on 0.09 Acres

Fireside, Cochrane, Alberta

**\*\*This home is a true 10/10â€™pride of ownership is evident throughout!\*\***  
Originally a Janssen Showhome and still with the original owners, this impeccably maintained property was built in 2015 and occupied in 2018. Step into the spacious foyer and immediately notice the soaring 9-foot ceilings and impressive 8-foot doors on both the main and upper levels. Rich hardwood flooring flows seamlessly into the open-concept living and kitchen areas. The kitchen features custom wood cabinetry with under-cabinet lighting, a brand-new stainless steel appliance package including a gas stove, and a stunning granite waterfall island. The large dining nook leads out to a beautifully landscaped backyard. Enjoy outdoor living with a new composite deck, privacy fencing, a stamped concrete patio, and a hot tubâ€™perfect for entertaining or relaxing. A 6-foot wooden fence provides exceptional privacy all around. Back inside, the walk-through pantry conveniently connects to the oversized, heated garage, which offers ample storage options. Upstairs, the central bonus roomâ€™with peak-a-boo mountain viewsâ€™creates a great separation between two spacious front bedrooms, a 4-piece bathroom, a 3rd bedroom currently used as a home office, and the impressive primary retreat at the rear. The luxurious 5-piece ensuite includes a glass-enclosed, heated shower and a walk-in closet outfitted with custom built-ins.



The fully finished lower level offers a 5th bedroom, another full 4-piece bath, and a spacious family room with additional flex space—perfect for a home gym, media room, or play area.

Additional upgrades and features include: Gemstone exterior lighting, Central A/C, Full irrigation system (front & back), Extended driveway, Custom Hunter Douglas blinds throughout

This home is move-in ready with nothing left to do—just unpack and enjoy!

Built in 2015

### **Essential Information**

MLS® #	A2227258
Price	\$825,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,202
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	12 Emberside Glen
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2L6

## Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Range, Microwave, Refrigerator, See Remarks, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Interior Lot, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 3rd, 2025
Days on Market	15
Zoning	R-MX
HOA Fees	81
HOA Fees Freq.	ANN

## Listing Details

Listing Office	The Real Estate District
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