

\$625,000 - 139 Emberside Garden, Cochrane

MLS® #A2240987

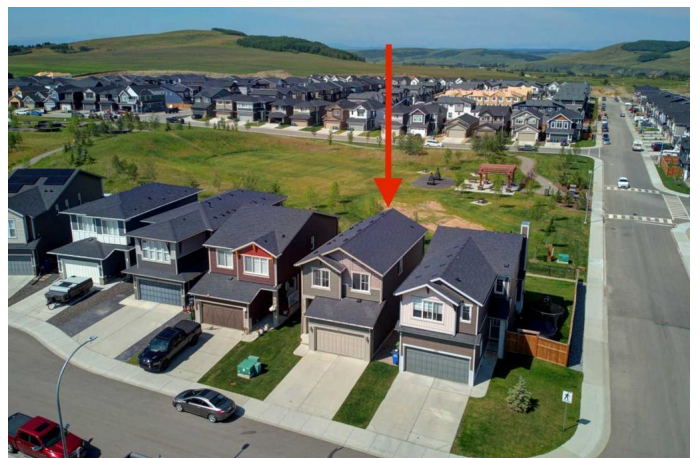
\$625,000

3 Bedroom, 3.00 Bathroom, 1,614 sqft

Residential on 0.08 Acres

Fireside, Cochrane, Alberta

OPEN HOUSE Sunday August 17 (12 - 3 pm)....NEW PRICE =s NEW OPPORTUNITY....Family-friendly living awaits in the desirable Fireside community! This beautifully appointed 2-story home boasts over 1600SF of living space with 3 bedrooms, 2.5 baths, a bonus room, an open kitchen/dining/living area, and a finished garage. Enjoy your privacy, as your new home backs onto Central Park, and convenience, as you are only a short walk to Fireside School (K-8) and Holy Spirit Catholic School (K-8). Step inside to a spacious foyer with a walk-in closet that flows into the open-concept kitchen, dining, and living areas, all enhanced by natural light and 9ft ceilings. A convenient 2PC bath is tucked near the entry to the finished garage. Upstairs, you'll find a welcoming bonus room that leads to the spacious primary bedroom with a 4PC ensuite and walk-in closet, plus a 4PC bath, laundry room, and 2 additional bedrooms. The unfinished lower level features roughed-in plumbing, enabling faster development and increased home value. Two large egress windows bring in ample natural light, and the wider window allows easy access for materials like plywood or drywall, streamlining renovations. Outside, a beautifully landscaped yard with a back gate leads directly into Central Park, featuring a skateboard park, open play areas, a picnic area with a gazebo, picnic tables, firepits and outdoor skating rink. Don't miss this must-see home – book your



showing today!

Built in 2017

Essential Information

MLS® #	A2240987
Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,614
Acres	0.08
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	139 Emberside Garden
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C2L9

Amenities

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2025
Days on Market	35
Zoning	R-MX
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX West Real Estate
----------------	-------------------------

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.