

# \$675,000 - 100 Emberside Glen, Cochrane

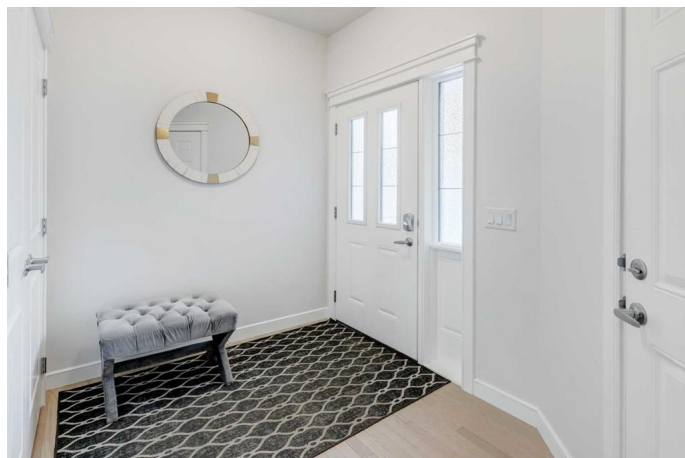
MLS® #A2240168

**\$675,000**

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          | \$675,000   |
| 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      | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings |
| 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   | Backs on to Park/Green Space, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                     |
| Construction      | Vinyl Siding, Wood Frame                            |
| Foundation        | Poured Concrete                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 39              |
| Zoning         | R-MX            |
| HOA Fees       | 129             |
| HOA Fees Freq. | ANN             |

## Listing Details

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

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