

\$679,000 - 3 Emberside Garden, Cochrane

MLS® #A2258633

\$679,000

4 Bedroom, 4.00 Bathroom, 2,059 sqft
Residential on 0.11 Acres

Fireside, Cochrane, Alberta

Welcome to this pristine two-story detached home on a desirable CORNER LOT in the family-friendly Fireside community, where thoughtful design meets comfort and convenience at every turn. Step inside to discover ENGINEERED HARDWOOD floors throughout the main living areas, filling the bright, open-concept space with warmth and elegance, accentuated by LARGE WINDOWS adorned with CUSTOM SHUTTERS that invite natural light or provide cozy privacy. The heart of the home is the beautifully upgraded kitchen, complete with high-quality appliances and seamless cabinetry. The functional mudroom leads directly to a spacious pantry, making organization effortless. Gather around the cozy GAS FIREPLACE in the living room or enjoy the perfect indoor climate year-round with CENTRAL AIR-CONDITIONING. Upstairs, you'll find three generous bedrooms, including a primary retreat with VAULTED CEILINGS, a luxurious ensuite, and a spacious closet, designed to provide comfort and privacy. From the primary bedroom, enjoy evenings as the sun sets beautifully over the distant mountain peaks. A bright bonus room and convenient laundry area complete the upper level, providing flexible living options. The FULLY FINISHED BASEMENT offers a fourth bedroom, a full bathroom, a large recreation area, and additional storage, giving everyone in the family room to grow and play. Step outside to an EXPANSIVE COMPOSITE DECK overlooking a beautifully landscaped



yard with NO NEIGHBOURS BEHIND, offering the perfect setting for watching the morning sunrise, outdoor entertaining or peaceful relaxation. Living in Fireside means more than just a home—it's a lifestyle, with excellent schools, convenient shopping and dining, scenic walking and biking paths, numerous playgrounds, and even an outdoor ice rink just around the corner. With Fireside School right next door, school drop-offs are as simple as stepping outside your door, making this home ideal for families who value both comfort and community. Every detail of this home has been thoughtfully designed to create a space that is bright, functional, and welcoming—a place where everyday moments feel extraordinary and every corner feels like it was made just for you.

Built in 2019

Essential Information

MLS® #	A2258633
Price	\$679,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,059
Acres	0.11
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3 Emberside Garden
Subdivision	Fireside
City	Cochrane

County	Rocky View County
Province	Alberta
Postal Code	T4C 2L8

Amenities

Amenities	Park, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Oven, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Yard, Corner Lot, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Private, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2025
Days on Market	36
Zoning	R-MX
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office Real Broker

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.