

# \$525,000 - 8 Emberside Place, Cochrane

MLS® #A2219268

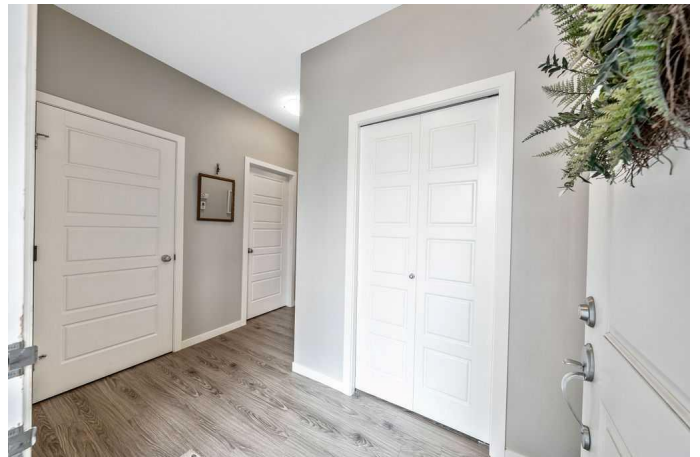
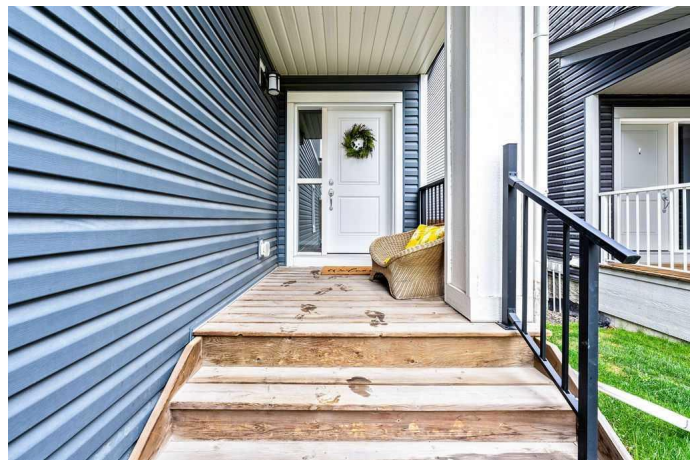
**\$525,000**

3 Bedroom, 3.00 Bathroom, 1,505 sqft

Residential on 0.06 Acres

Fireside, Cochrane, Alberta

Welcome to your picture-perfect family home, situated in the vibrant community of Fireside and just steps from Fireside and Holy Spirit Schools! Thoughtfully designed and move-in ready, this home offers the space, comfort, and convenience every family desires. Step inside the front foyer, featuring direct access to the attached garage and a convenient 2-piece powder room. The open-concept main floor flows effortlessly into a bright, inviting living area—ideal for both everyday family living and entertaining guests. The modern kitchen boasts white cabinetry, stone countertops, stainless steel appliances, a full pantry, and a generous island perfect for meal prep and casual dining. Adjacent, the dining area transitions seamlessly into a cozy living room highlighted by a gas fireplace—a warm and welcoming space to relax and unwind! Step outside to your sun-filled backyard, backing onto a quiet alley for added privacy. The expansive yard offers endless opportunities for outdoor living and family fun, complemented by a cozy deck ideal for summer BBQs and gatherings. Your upper level offers a central bonus room, providing flexible space for a family hangout, playroom, or home office. The primary suite is a true retreat, featuring a spacious layout, a 4-piece ensuite, and a walk-in closet. Two additional bedrooms and a full 4-piece bathroom complete the upper level. The undeveloped basement presents a blank canvas ready to be tailored to your lifestyle—whether you envision a home gym,



media room, or an extra bedroom. Additional highlights include a high-efficiency furnace and HRV system, ensuring comfort and energy efficiency. Enjoy Fireside's year round outdoor living with nearby scenic walking paths, playgrounds, community gardens, and a winter skating rink. Fireside offers a wealth of amenities and quick access to Highway 22, making commutes to Calgary or mountain getaways effortless. This home truly has it allâ€”location, layout, and lifestyle. Donâ€™t miss your chance to make it yoursâ€”book your private showing today!

Built in 2016

**Essential Information**

MLS® #	A2219268
Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,505
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	8 Emberside Place
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2L8

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 15th, 2025
Days on Market	6
Zoning	R-MX
HOA Fees	75
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
----------------	------------

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.