

**100 Emberside Glen  
Cochrane, Alberta**

**MLS # A2240168**



**\$675,000**

|                  |                                                     |               |                  |
|------------------|-----------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Fireside                                            |               |                  |
| <b>Type:</b>     | Residential/House                                   |               |                  |
| <b>Style:</b>    | 2 Storey                                            |               |                  |
| <b>Size:</b>     | 1,919 sq.ft.                                        | <b>Age:</b>   | 2021 (4 yrs old) |
| <b>Beds:</b>     | 3                                                   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Insulated                   |               |                  |
| <b>Lot Size:</b> | 0.10 Acre                                           |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Lawn, Rectangular Lot |               |                  |

|                    |                                                                                                   |                   |      |
|--------------------|---------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished                                                                                  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                          | <b>Zoning:</b>    | R-MX |
| <b>Foundation:</b> | Poured Concrete                                                                                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |                   |      |

**Inclusions:** 2 TV Wall Mounts, Ring Door Bell

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 & 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, & comfort—you'll love living here!