

# \$759,900 - 120 Emberside Glen, Cochrane

MLS® #A2250143

**\$759,900**

3 Bedroom, 3.00 Bathroom, 2,188 sqft

Residential on 0.14 Acres

Fireside, Cochrane, Alberta

Welcome to this thoughtfully upgraded 3-bedroom, 2.5-bath detached home in Cochrane, offering 2,188 sq. ft. of beautifully designed living space on an oversized pie lot with sweeping mountain views. With an unfinished basement awaiting your vision, this property combines luxury finishes, practical upgrades, and exceptional outdoor living. Step inside to find upgraded vinyl plank flooring and a stunning feature fireplace with stone surround and custom pillars. The heart of the home is the oversized kitchen, boasting an expanded island with wine racks and room for extra seating, quartz countertops, under cabinet lighting, upgraded tile backsplash, and a sleek glass/stainless hood fan. Premium appliances include a Samsung Chefâ€™s Collection gas range with dual zone oven, dual-door Samsung fridge with concealed water line, a KitchenAid dishwasher, and a black granite sink. The walk-in pantry is equipped with built in shelving, quartz counter, touch-free lighting, and an upgraded circuit for larger appliances.

Upstairs, youâ€™ll find three spacious bedrooms, including a generously sized primary suite, with a luxurious ensuite showcasing upgraded tile, a rain shower with body sprayers, soaker tub, electric heated floors, and a hot water recirculation system that warms the shower floor. The enormous second-floor laundry room boasts tons of room for future storage and a rough-in for a sink. Two additional bedrooms share the other large



bathroom with upgraded quartz vanity and tub/shower. Finish off your day in the centrally located bonus room with plenty of space for your sectional and tv. The unfinished basement offers 9 ft. ceilings thanks to a deeper foundation, a reconfigured mechanical room for efficiency, and a roughed-in bathroom with venting to the exterior. Future-ready upgrades include a gas line for a fireplace or patio heater and a Telus security system rough-in. The home is powered by an on-demand hot water tank, a high-efficiency furnace with A/C, and modernized electrical systems. The oversized pie lot shines with outdoor amenities and privacy. Enjoy a 500 sq. ft. rear deck, reinforced for a future outdoor kitchen, with a BBQ gas line and a concrete pad for a hot tub. A 16 ft. fire pit area and roughed-in irrigation/electrical for garden beds enhance the yard. You will enjoy backing onto green space that is home to a pump track, playground, and future skate park, filled with trees and tall grass for an added touch of nature. The front deck was expanded, and the exterior was upgraded with black window trim, aggregate driveway, and fencing. The garage is fully finished with painted walls, epoxy floors, upgraded cedar stairs/platform, slat wall, storage cabinets, hidden key safe, and tire rack. It's also equipped with a gas heater and plumbed with hot/cold water and hose taps and even has a projector screen wall—perfect for year-round use. This is the home you have been waiting for! Call your favorite realtor today to see it before it's gone.

Built in 2017

### **Essential Information**

MLS® #	A2250143
Price	\$759,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,188
Acres	0.14
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	120 Emberside Glen
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C2L7

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Bathroom Rough-in, Recessed Lighting
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Oven
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	BBQ gas line, Fire Pit, Garden, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Cedar, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 22nd, 2025
Days on Market	3
Zoning	R-MX
HOA Fees	50
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Royal LePage Benchmark
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