

# \$799,900 - 96 Emberside Glen, Cochrane

MLS® #A2261344

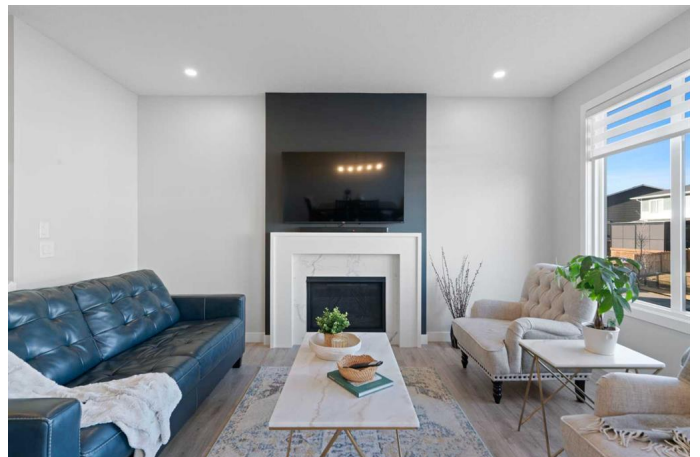
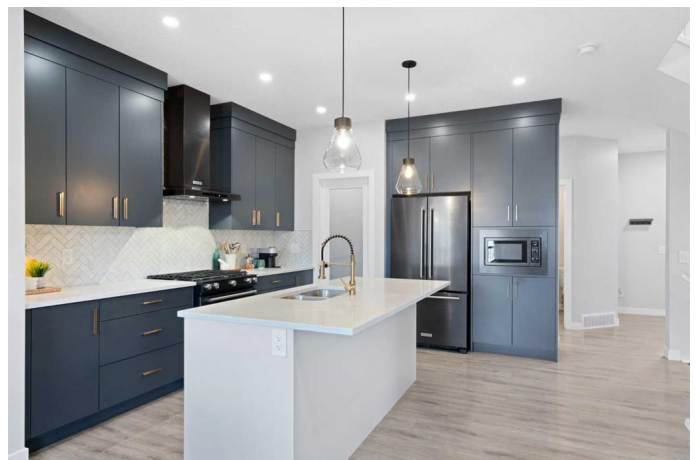
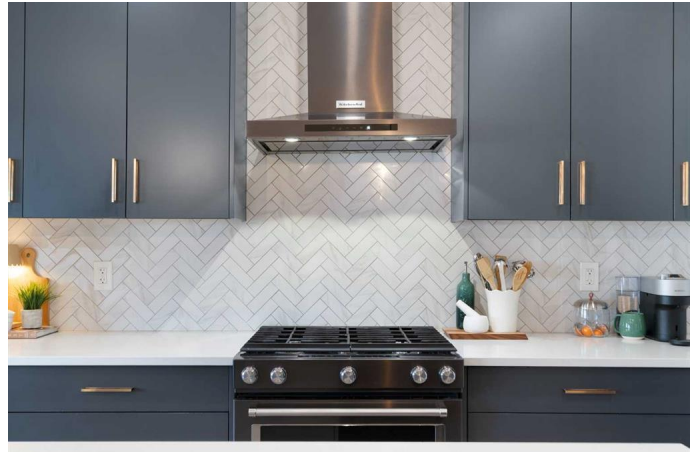
**\$799,900**

4 Bedroom, 4.00 Bathroom, 2,028 sqft

Residential on 0.09 Acres

Fireside, Cochrane, Alberta

Welcome to this beautifully finished and thoughtfully upgraded Calbridge-built home backing onto a pathway and offering a blend of style, comfort, and functional living across all three levels. From the triple-pane windows to the fully developed sunshine basement, every detail has been selected to enhance everyday life. The main floor features a spacious front entry, 9 ft ceilings, fresh paint, a convenient 2pc bath, and an open-concept layout that is ideal for both family living and entertaining. The kitchen stands out with full-height dark grey/blue cabinetry, quartz countertops, herringbone tile backsplash, a large island, and KitchenAid dark stainless steel appliances including a gas range, and built-in microwave. The walk-in pantry provides exceptional storage with tons of shelving. The bright living room offers a gas fireplace with conduit to keep media wiring hidden and large windows that capture serene views of the backyard and pathway. The dining area comfortably fits a full-size table and leads to the back deck with BBQ gas line, stairs down to an exposed concrete patio, fresh mulch landscaping, storage under the deck, and a built-in cast iron firepit, perfect for relaxing or hosting. Upstairs, brand new carpet leads to a central bonus room with tray ceiling and pot lights. The primary suite feels like a retreat with vaulted ceilings, gimbal potlights, a feature wall, a large walk-in closet, and a 5pc ensuite including comfort-height double vanity with quartz counters, a soaker tub, and a tiled



shower with niche. Two secondary bedrooms (one with a walk-in closet), a full 4pc bathroom with quartz countertops, and an upper laundry room with folding shelf complete this level. The fully finished sunshine basement is warm and inviting thanks to double-insulated walls and a dual-zone furnace, and includes a spacious recreation room, large bedroom with walk-in closet, 4pc bath with quartz counters, storage space, sump pump, and rough-in for radon. The double attached garage is plumbed and ready for utility use, making it ideal for future workshop needs. This is a move-in ready home where thoughtful upgrades, practical design, and location come together, set in a quiet, family-friendly area with direct pathway access right out your back door.

Built in 2020

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2261344    |
| Price          | \$799,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,028       |
| Acres          | 0.09        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 96 Emberside Glen |
| Subdivision | Fireside          |
| City        | Cochrane          |
| County      | Rocky View County |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T4C 2L7 |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Other, Park, Playground |
| Parking Spaces | 4                       |
| Parking        | Double Garage Attached  |
| # of Garages   | 2                       |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Soaking Tub, Vaulted Ceiling(s), Tray Ceiling(s)                               |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                    |
| Cooling           | None                                                                                                          |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 1                                                                                                             |
| Fireplaces        | Gas                                                                                                           |
| Has Basement      | Yes                                                                                                           |
| Basement          | Full                                                                                                          |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Fire Pit, Private Yard, BBQ gas line     |
| Lot Description   | Backs on to Park/Green Space, Landscaped |
| Roof              | Asphalt Shingle                          |
| Construction      | Stone, Vinyl Siding                      |
| Foundation        | Poured Concrete                          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 5                  |
| Zoning         | R-MX               |
| HOA Fees       | 79                 |
| HOA Fees Freq. | ANN                |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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