

# \$799,000 - 36 Emberside Green, Cochrane

MLS® #A2250684

**\$799,000**

4 Bedroom, 4.00 Bathroom, 2,236 sqft  
Residential on 0.09 Acres

Fireside, Cochrane, Alberta

Welcome to this beautiful 4 bedroom home, where every space has been thoughtfully maintained by its original owners to create comfort, warmth, and lasting memories! Perfectly positioned across from some of the BEST OUTDOOR AMENITIES in the community, it offers a lifestyle where parks, pathways, and family fun are just STEPS FROM YOUR FRONT DOOR. Inside, you're welcomed by a bright and inviting main floor, where the living room features a tiled fireplace that creates a warm focal point for gatherings. The kitchen showcases crisp white cabinetry, a large quartz island, a silgranit sink, a 5-burner gas stove, and a walk-through pantry that connects to the SPACIOUS MUDROOM. The dining area, enhanced with wainscoting, easily accommodates family meals and entertaining, while a stylish 2-piece powder room completes this level. Upstairs, you'll find a bonus room, perfect for movie nights or relaxing. The primary retreat offers plenty of space for a king-sized bed and includes a custom walk-in closet with organizers. The 5-piece ensuite boasts double vanities, a soaker tub, and a sleek shower set against black-tiled floors. Two additional bedrooms, a 4-piece bathroom, and a dedicated laundry room with shelving and a window for natural light provide optimal convenience. The DEVELOPED BASEMENT extends your living space with a large bedroom, a gym/flex room with glass doors, a cozy family room, and another full bathroom.



Outside, enjoy summer evenings on the cedar deck in the fully fenced backyard. Across the street, youâ€™ll find a community park complete with a pump track, toboggan hill in the winter, and cozy fire pits for year-round gatherings. Follow the pathways a little further and youâ€™ll reach soccer fields, a baseball diamond, an outdoor rink, and nearby schoolsâ€”all adding to the homeâ€™s family-friendly appeal. Built by Genesis, a builder known for quality and thoughtful design, this home blends modern finishes with a lifestyle designed for family living. Call your favourite Realtor today!

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2250684    |
| Price          | \$799,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,236       |
| Acres          | 0.09        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 36 Emberside Green |
| Subdivision | Fireside           |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C3A8             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub        |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Forced Air                                                                                         |
| Cooling           | None                                                                                                          |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 1                                                                                                             |
| Fireplaces        | Gas                                                                                                           |
| Has Basement      | Yes                                                                                                           |
| Basement          | Finished, Full                                                                                                |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | BBQ gas line, Lighting                                       |
| Lot Description   | Back Lane, Back Yard, Few Trees, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                              |
| Construction      | Stone, Vinyl Siding                                          |
| Foundation        | Poured Concrete                                              |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 3                 |
| Zoning         | R-MX              |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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