

# \$499,900 - 24 Emberside Grove, Cochrane

MLS® #A2190416

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,402 sqft  
Residential on 0.06 Acres

Fireside, Cochrane, Alberta

Could this be the perfect starter home or is it time for downsizing? This 3-bedroom, 2.5 bath, duplex that features 1,402 sqft of well designed living space and adorned with exceptional finishing's. Located in the warm family friendly community of Fireside, this very popular floor plan is located near parks, play fields, schools & community pathways. The main floor features a living room, half bath, kitchen with a large island, adjoining eating nook and mudroom. From the mud room you can access the 10'x10' private deck with stairs down to grade, overlooking north facing rear-yard. The rear yard has more than enough space to build a garage and still have ample yard area between the garage and house. The upper level features a primary retreat with walk-in closet, 3-pce ensuite with walk-in shower, spacious second floor laundry with venting window and overflow drain, 2 additional bedrooms and a 4-pce main bath. Superior on site finishing's include "Gas Fireplace w/mantle and roughed in outlet for future fan, lacquered railings & metal spindles, luxury vinyl plank flooring throughout the main level, tile in laundry, tile in upper baths & Satin White kitchen cabinets go to the ceiling. Upper and lower cabinets in the kitchen, kitchen island, primary ensuite and main bath have soft close doors and drawers with full extension drawer glides, quartz counter tops and undermount sinks throughout. All closets and pantry have built on site solid shelving - NO Wire Shelving!!!



LoE Argon slider windows, R-50 attic insulation, high efficient furnace w/programmable thermostat & drip humidifier, 75 gal hot water tank, R/I plumbing in basement. Janssen Homes has given great attention to detail in the common wall from framing to safety and sound insulation to drywall giving the feeling of single family ownership. Family-owned and operated Janssen Homes has been building award-winning homes for over 60-years and continually delivers finely crafted designs.

\*\*\*\*Please Note - photos of interior and exterior are from previous builds\*\*\*\*

Possession - Ready for you now! Warranty - Alberta New Home Warranty includes 1 yr comprehensive, 2 yrs heating, electric, plumbing, 5 yrs building envelope, 10 yrs structural.

Built in 2024

### Essential Information

MLS® #	A2190416
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,402
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	24 Emberside Grove
Subdivision	Fireside

City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3C9

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Alley Access, Parking Pad

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Walk-In Closet(s), Bathroom Rough-in, Built-in Features, Closet Organizers, Pantry, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Electric Water Heater
Heating	Fireplace(s), High Efficiency, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot, Back Yard, Front Yard, Interior Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Wood Frame, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 27th, 2025
Days on Market	82
Zoning	R-MX
HOA Fees	79
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

Royal LePage Benchmark

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