



# 40 Emberside Green Cochrane Alberta

\$722,000

40 Emberside Green, situated in the highly acclaimed southern community of Fireside, has been rated the best community in Cochrane for the past two years. Its prime location faces a brand new 5-acre central park, walking paths, amenities, and schools making it an ideal location for families of all ages. This 2023 home features 3 bedrooms and 3 bathrooms giving you over 1965 sq.ft. of finished living space, complete with numerous upgrades. The upgraded lighting fixtures, mirrors and black hardware throughout contribute to a modern aesthetic, while the SMART Home capabilities enhance convenience. The bathrooms and all countertops feature upgraded quartz finishes, marble aesthetic tile, as well as all appliances have been upgraded including a gas stove, french door refrigerator, dishwasher, and built in microwave, adding a touch of luxury. The pantry has been transformed into a convenient walk-through, and an extra broom closet in the front entrance has also been added. Furthermore, the second and third bedrooms contain large walk-in closets while the master closet is a massive 10'7" by 7'11". A Kenetico water softener has been installed to maintain the black hardwares pristine appearance and to increase the longevity of the homes pipes through the prevention of mineral buildup. Custom blinds throughout the home allow for extra privacy and sun protection during those days cuddled up on the couch with your family. The deck includes wood privacy screening, perfect for basking under the stars in your new hot tub with built in bluetooth speakers. Thoughtful details such as a hot water tap was installed in the freshly landscaped backyard to ensure that your children can enjoy warm water while playing in the sprinkler. Lastly, the basement boasts 9- foot ceilings, roughed-in plumbing, and acthird window awaiting your personal touch. The beautiful SW facing backyard allows f...

Bedroom 12.17 Ft x 11.92 Ft  
Bedroom 11.08 Ft x 10.67 Ft  
Primary Bedroom 16.67 Ft x 11.92 Ft  
Other 7.92 Ft x 10.67 Ft  
Laundry room 5.75 Ft x 8.33 Ft  
Family room 12.58 Ft x 14.33 Ft

4pc Bathroom 4.92 Ft x 8.33 Ft  
Living room 16.33 Ft x 11.17 Ft  
Dining room 8.83 Ft x 12.00 Ft  
Kitchen 14.25 Ft x 12.00 Ft  
2pc Bathroom 4.83 Ft x 4.50 Ft  
5pc Bathroom 8.08 Ft x 10.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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