

**21 Emberside Park**  
**Cochrane, Alberta**

**MLS # A2262945**



**\$519,900**

|                  |                            |               |                   |
|------------------|----------------------------|---------------|-------------------|
| <b>Division:</b> | Fireside                   |               |                   |
| <b>Type:</b>     | Residential/Five Plus      |               |                   |
| <b>Style:</b>    | 2 Storey                   |               |                   |
| <b>Size:</b>     | 1,389 sq.ft.               | <b>Age:</b>   | 2026 (-1 yrs old) |
| <b>Beds:</b>     | 3                          | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached     |               |                   |
| <b>Lot Size:</b> | 0.05 Acre                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Street Lighting |               |                   |

|                    |                                                     |                   |      |
|--------------------|-----------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                             | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                 | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                     | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished                                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                     | <b>Zoning:</b>    | R-MD |
| <b>Foundation:</b> | Poured Concrete                                     | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bathroom Rough-in, Double Vanity, Walk-In Closet(s) |                   |      |

**Inclusions:** N/A

Welcome to 21 Emberside Park in the Fireside community of Cochrane. This beautifully finished freehold townhome by Calbridge Homes offers the perfect balance of comfort and convenience—no condo fees. The home features 3 bedrooms, 2.5 bathrooms, and a modern open-concept layout designed for everyday living. The kitchen and great room flow seamlessly for entertaining, with a cozy interior colour palette that enhances warmth and style. Enjoy outdoor living with a concrete patio, gas BBQ hookup, and a fully fenced backyard for privacy. This home also includes a detached garage, full landscaping, and comes complete with all appliances and window coverings. Located steps from pathways, schools, and parks, Fireside offers small-town charm with quick access to Calgary and the mountains. Photos are representative.