



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

56 Fireside Common Cochrane, Alberta

MLS # A2218289



\$699,900

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,076 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

Introducing the Montay by Genesis Builder Group—a thoughtfully designed two-story home featuring 4 spacious bedrooms and 2.5 bathrooms. With a striking open-to-above foyer, this home welcomes you into an open-concept main floor that blends style and functionality. The great room offers a cozy fireplace with a mantle, perfect for relaxing evenings, while the kitchen impresses with a central island ideal for entertaining. A sleek railing guides you to the upper floor, where you’ll find a versatile bonus room and the convenience of an upstairs laundry. The home also includes a double attached garage, 9-foot basement ceilings, a side entry, and basement rough-ins, offering incredible potential for future development. Photos are representative.