



**GRASSROOTS**  
REALTY GROUP

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## 36 Fireside Link Cochrane, Alberta

**MLS # A2226351**



**\$769,900**

<b>Division:</b>	Fireside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,135 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Gazebo, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, 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-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub

**Inclusions:** Wood shelving in basement, TV, TV mount and hutch in upstairs family room, Ring doorbell, Gemstone Lighting, Pergola in back, wood shelves downstairs, electric fireplace

A pristine, upgraded home with a low-maintenance backyard oasis in the family-friendly neighbourhood of Fireside. With over \$50,000 of upgrades since it was built, this house has everything you need to make it a home for many years to come. Enter through the new phantom screen door into the welcoming front entrance. Walk past the den/office and a 2-piece powder room to enter the fully upgraded kitchen. From the granite countertops, modern all-white GE Cafe appliances including a gas range. Full-height cabinets with under mount lighting, finished with crown molding, and gold fixtures. These features continue into the butlers pantry accenting the ample shelving, wine rack, and hidden microwave. The living room has a brand-new fireplace surround finished with open shelving and closed built-ins for added storage. Upstairs, a bonus/media room with new blinds, separating the two good-sized bedrooms from the primary. The ensuite features a soaker tub, standing shower, walk-in closet, water closet and double vanity. You'll also find the laundry conveniently located on this level with brand-new floating cabinets to keep it clutter-free. An unfinished basement is left for you, leave it as a storage space, add a home gym, or complete it with two more bedrooms and a play area for the kids. This home is equipped with Gemstone lighting, dimmer switches to create your desired ambiance and a Ring doorbell for added security and convenience. Outside is the entertainer's dream. New paving stones, freshly stained deck, maintenance-free landscaping including artificial turf. Relax by the fire under your new pergola. The quiet alleyway off the back provides extra separation from the neighbours. After you're done spending your day outside, cool off in the house with central air conditioning. The location is hard to beat. Extra wide streets with plenty of

parking, steps away from a public and a catholic elementary school. Just a 5-minute drive to Bow Valley High School. Fireside is just 15 minutes to Calgary City Limits and 40 minutes to the mountains. The community offers fire pits, a toboggan hill and hockey rink in the winter and a playground and bike pump tracks in the summer. Check out the Fireside HOA for more community features! Don't wait for pre-construction, this like-new home is available now!