

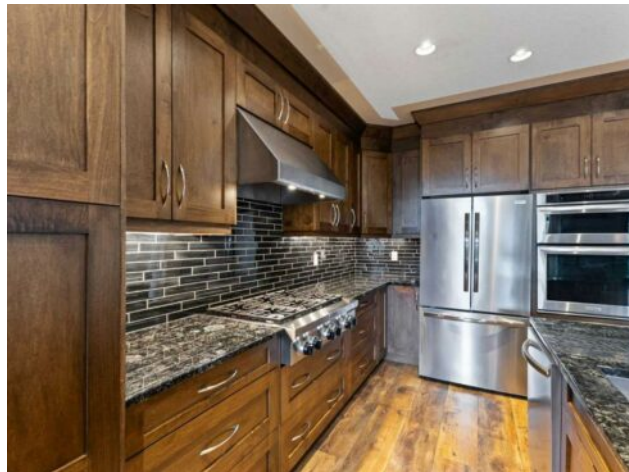


GRASSROOTS
REALTY GROUP

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

342 Fireside Place
Cochrane, Alberta

MLS # A2230995



\$615,000

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,836 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Stools		

Welcome to 342 Fireside Place, a standout property in the heart of Cochrane's thriving Fireside community. This is one of the largest laned homes available, offering over 1,800 square feet of thoughtfully designed living space. With 3 bedrooms and 2.5 bathrooms, the home blends quality finishes with a practical layout ideal for families. The main floor features a fully upgraded kitchen with quartz countertops, gas stove, wall ovens, wine fridge, and a generous island, all designed for both daily living and entertaining. The open-concept layout connects the kitchen, dining, and living areas seamlessly, while a spacious front flex room adds versatility. Upstairs, the primary suite impresses with vaulted ceilings, a walk-in closet, and an ensuite that includes a double vanity and oversized shower. Two additional bedrooms and a full bath complete the upper level, with bedroom sizes that exceed expectations. The basement includes a separate side entrance and 9-foot ceilings, offering excellent potential for future development. Outside, an oversized double detached garage with alley access provides ample space for vehicles and storage. Situated on a quiet street close to parks, playgrounds, and two schools, this home also offers access to over 63 acres of green space, walking trails, and the nearby amenities of The Embers commercial area. With easy access to both Highway 22 and Highway 1, this location is ideal for commuting to Calgary or exploring the mountains. Don't miss this opportunity to own a spacious and well-finished home in one of Cochrane's most popular neighbourhoods.