

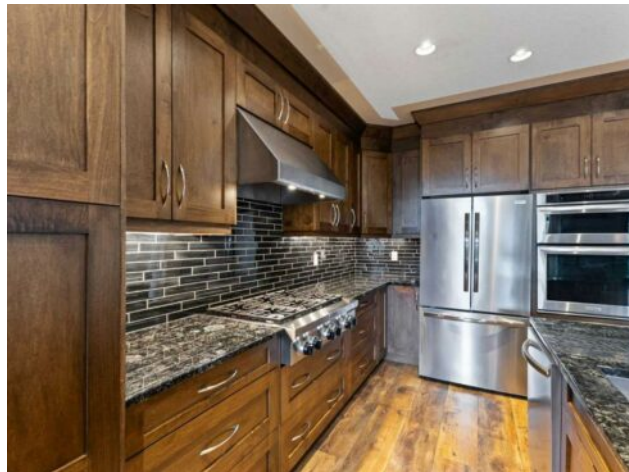


GRASSROOTS
REALTY GROUP

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**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		

****OPEN HOUSES July 12th and 13th - 12-3PM**** Welcome to 342 Fireside Place, a spacious and beautifully appointed home located in the heart of Cochrane's vibrant Fireside community. This is one of the largest laned homes available, offering over 1,800 square feet of thoughtfully designed living space. Featuring 3 bedrooms and 2.5 bathrooms, the layout combines comfort and function, making it ideal for families. The main floor showcases a fully upgraded kitchen with quartz countertops, a gas stove, wall ovens, wine fridge, and a large island perfect for both daily use and entertaining. The open-concept design flows seamlessly into the dining and living areas, while a generous front flex room adds valuable versatility. Upstairs, the primary suite offers vaulted ceilings, a walk-in closet, and a private ensuite with a double vanity and oversized shower. Two additional bedrooms and a full bathroom complete the upper level, with room sizes that are larger than average for this style of home. The basement includes a separate side entrance and 9-foot ceilings, creating strong potential for future development. Outside, you'll find an oversized double detached garage with alley access, providing plenty of room for vehicles and storage. Located on a quiet street close to parks, playgrounds, and two schools, this home also offers access to over 63 acres of green space and walking trails, as well as nearby shops and services in The Embers commercial area. With convenient access to both Highway 22 and Highway 1, commuting to Calgary or heading to the mountains is a breeze. Don't miss your chance to own a well-designed, move-in-ready home in one of Cochrane's most desirable communities.