



**GRASSROOTS**  
REALTY GROUP

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**307 Fireside Drive  
Cochrane, Alberta**

**MLS # A2237800**

**\$529,900**



<b>Division:</b>	Fireside		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,500 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic 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>	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Stone Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Discover the Eton, a move-in ready home in Fireside of Cochrane with 1,500 sq ft of stylish living space. Urban mountain inspired architecture, features Hardie board siding, black-framed windows, and an open-concept layout with luxury vinyl plank flooring. The rear-facing kitchen connects seamlessly to the backyard and includes Satin Steel cabinetry with black accents, quartz countertops, Samsung stainless steel appliances, a chimney hood fan, a large island, and a picture window above the granite sink. A functional back entry and walk-in pantry add convenience, while the front-facing great room is bright and inviting. Upstairs, the rear primary bedroom includes a dual-sink ensuite, complemented by upper-floor laundry and two additional bedrooms. Cardel Homes offers better design and quality, making this a standout opportunity for modern living. Photos are representative.