



GRASSROOTS
REALTY GROUP

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**127 Fireside Crescent
Cochrane, Alberta**

MLS # A2241341



\$750,000

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,105 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: BA

Located on the southern edge of Cochrane and just 30 minutes to both downtown Calgary and the mountains, Fireside known for its walkable design, 63 acres of parks and trails, two K-9 schools, and The Embers retail hub offering everything from a morning Tim's to full-service healthcare. Families love the direct access to Highway 22, the central NHL-sized skating rink, pump tracks, playgrounds, and the natural wetlands woven throughout the neighborhood. With new amenities still on the way, including a skatepark and fully inclusive school playground, this is a master-planned community built for long-term living. This beautiful Brookfield home is set on a quiet, family-friendly street in the heart of Fireside! Step through the front door and you're greeted by wide-plank flooring, 9-foot ceilings, and a layout that just feels right. The front foyer opens into a spacious living room, anchored by a tiled gas fireplace which for cozy nights or casual hosting. The kitchen? Not just functional, it's sharp and stylish. Full-height cabinetry, quartz counters, stainless steel appliances, a walk-in pantry, and a generous island that makes morning breakfasts or evening cocktails flow naturally into the adjoining dining area. From there, step out to your private backyard deck, fully fenced and screened for privacy, perfect for summer evenings and low-maintenance weekends. Upstairs features a well-laid-out bonus room with large vaulted ceilings and wooden beam features that connect out to a covered front patio to enjoy a morning coffee. The primary bedroom is exceptionally large and showcases beautiful rolling hill views to the west side of Cochrane. The ensuite is spa-inspired, with dual sinks, a soaker tub, and a glass shower. Two additional bedrooms, a full bath, and upper-floor laundry round out the second level. The unfinished basement provides flexibility for

future development — whether that’s a fourth bedroom, gym, media room, or all three. This home has been well loved and well maintained and looks forward to your showing!