



GRASSROOTS
REALTY GROUP

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201 Fireside Place
Cochrane, Alberta

MLS # A2241759



\$680,000

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,475 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Heated Garage, Insulated, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Lower Level Appliances - Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove, Washer

Welcome to 201 Fireside Place—a beautifully appointed family home built by Calbridge Homes, nestled in the heart of Fireside of Cochrane. This charming community offers the perfect balance of small town warmth and natural mountain beauty, all just minutes from the city. With just over 2,150 sq. ft. of total developed living space, this thoughtfully designed home features a bright and functional layout with an illegal walk-out basement suite, ideal for multigenerational living or future rental potential. The main floor is open and inviting, highlighted by 9' ceilings, a warm and cozy flex office/den, and a spacious great room that flows seamlessly into the dining area. The stylish galley-style kitchen features stone countertops, a large central island, and ample cabinetry—perfect for daily living and effortless entertaining. Upstairs, the private primary retreat includes a walk-in closet and well-appointed ensuite, while two additional bedrooms share a full 4-piece bath. Convenient upper-level laundry adds to the home's thoughtful design. The fully finished walk-out basement offers incredible flexibility, featuring a one-bedroom illegal suite complete with its own kitchen, laundry, full bath, and separate entrance—perfect for guests, family, or added income. The beautifully landscaped backyard is ready for summer enjoyment, and the oversized double detached garage provides ample space for parking, storage, or a workshop setup. Fireside is a thriving, family-friendly neighbourhood with schools, parks, pathways, and quick access to both Calgary and the mountains. This is your opportunity to own a quality-built Calbridge home with versatility, comfort, and charm.