



GRASSROOTS
REALTY GROUP

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75 Fireside Crescent Cochrane, Alberta

MLS # A2247970



\$644,800

Division:	Fireside		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	2,148 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Pasture, Private, Standard Shaped Lot, V		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: N/A

Built in 2017, Fantastic Floor Plan, Unreal South-Facing Views! Secluded in the southern Cochrane community of Fireside, this immense side-by-side has everything you need. The floor plan & location are amazing, with views of a wide-reaching pasture reserve that truly need to be seen in person to be appreciated. This home stands at a brilliant 2,148 square feet above grade & offers a ton of classy-comfortable features like: A/C for hot days, a gas fireplace for a warming ambience, multiple large windows that frame great outdoor sight lines, a built-in wall oven & microwave for hosting family dinners, an induction cooktop for elegant cooking, a 5-piece ensuite bathroom retreat for relaxation, a stamped concrete patio to enjoy the outdoors + plenty more! Vinyl plank flooring flows throughout the main floor kitchen, family room & dining area. The upper bonus room is a great in-between section of the house that provides separation from the main floor to the upper bedrooms. The 861 square foot basement is untarnished & ready for you to create your own space + add even more value to this already awesome home. Fully developed, this property would offer nearly 3,000 square feet! It's safe to say it's easier to appreciate everything this house has to offer in person. Come take a look!