



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

112 Fireside Drive
Cochrane, Alberta

MLS # A2249021



\$599,900

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,893 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Family Room TV Mount, Wooden Shelf in Kitchen, 4 Wooden Shelves in Living Room, Master Bedroom TV Mount, Doorbell Camera, Exterior String Lights

Boasting almost 1,900 square feet of meticulously designed living space in the sought after community of Fireside. From the moment you arrive, the charming curb appeal hints at the thoughtful attention to detail and endless upgrades that await within. Step inside and be greeted by an abundance of natural light streaming through expansive windows, illuminating the rare and inviting living room space that flows seamlessly into the spacious dining area, and stunning kitchen. Here, you'll appreciate the upgraded cabinetry, high-end appliances, sleek quartz countertops, and a convenient, oversized breakfast bar. Off the kitchen is a cozy family room with a stone gas fireplace that's perfect for those winter nights. The main floor is thoughtfully completed with a spacious mudroom to keep things organized and a 2pc bathroom. Ascend the staircase to discover the well-laid-out second level. The intimate primary suite awaits, a true retreat complete with a generous ensuite, large soaker tub and a desirable walk-in closet. This level is complete with two additional kids bedrooms, 4pc bathroom and a large laundry room. The possibilities continue in the unspoiled basement, awaiting your personal touch to create the perfect space for your family's needs. Outside, you'll love the private backyard with a large deck and oversized garage equipped with 220v. This exceptional home offers a rare combination of style, functionality, and location in one of Cochrane's favorite communities.