



GRASSROOTS
REALTY GROUP

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**168 Fireside Way
Cochrane, Alberta**

MLS # A2255245



\$684,980

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,588 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Carpet, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Dishwasher, Washer, Dryer, Refrigerator, electric range, microwave hood fan, in basement.

Welcome to 168 Fireside Way! This cashflow-positive income property has excellent renters in place: the upper level at \$2,650/month and the legal suite at \$1,350/month, with most utilities paid by tenants. The home features a heated double garage with parking pad, a full-width front veranda, and quartz countertops throughout all floors. The main level offers an open floor plan with 9' ceilings, a living room with fireplace, a gourmet galley kitchen with gas range, and a bright dining nook with 8' patio doors to a 16' x 10' deck with BBQ gas line. The mudroom includes built-in cabinetry, a large pantry, and a half bath. Upstairs, the primary suite boasts wetland views, a double vanity ensuite, and a walk-in closet with built-ins. Two additional bedrooms, a full bath, laundry, and linen closet complete the level. The legal basement suite offers a private entrance, full kitchen with quartz counters, in-suite laundry, large windows, a spacious bedroom, and a 4-pc bath with heated tile floors. Extras include A/C, hot water on demand, community pathway access, schools, parks, nearby shops/restaurants, and just 7 minutes to the Trans-Canada Highway for an easy commute into Calgary or out to the mountains.