



GRASSROOTS
REALTY GROUP

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75 Fireside Crescent Cochrane, Alberta

MLS # A2257967



\$634,900

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

Great Value! Built in 2017, Fantastic Floor Plan, Triple Pane Windows, Unreal South Facing Views + More! 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 Triple Pane 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! This is a prime location with easy access to the mountains, Calgary, shopping amenities & Public/Catholic schools. It's safe to say it's easier to appreciate everything this house has to offer in person. Come take a look!