



GRASSROOTS
REALTY GROUP

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24 Fireside Burrow Cochrane, Alberta

MLS # A2258134



\$599,900

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,602 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Insulated, Oversized, Rear Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

QUICK POSSESSION....Family-friendly living awaits in the desirable Fireside community! Just steps from Fireside School (K-8) and Holy Spirit Catholic School (K-8), this home offers spacious comfort. This beautiful 3-bedroom, 2.5-bath home features over 1600 square feet of living space with a front office, partially finished basement, to the studs, and finished (23.2 x 23.1) double detached garage. The main level offers an open kitchen, dining, and living space with front office and a 2-piece bath. The upper level comes with two bedrooms, a 4-piece bath, and a spacious primary bedroom with a walk-in closet and 3-piece ensuite. The lower level is designed to accommodate a full bedroom, family room, bath, and storage area. Outside, enjoy a spacious back deck with green space for the kids to play and a cozy front porch for relaxation. Parks, playgrounds, and pathways are all part of the Fireside Family Plan. Don't miss this must-see home—book your showing today!