



**GRASSROOTS**  
REALTY GROUP

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**167 Fireside Drive  
Cochrane, Alberta**

**MLS # A2258950**



**\$619,900**

<b>Division:</b>	Fireside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,500 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Kitchen Storage Cabinet		

**FULLY DEVELOPED | OVERSIZED HEATED DOUBLE GARAGE | CENTRAL A/C | BEAUTIFUL BACKYARD W/ FIRE PIT** This beautifully maintained Janssen-built home offers over 2,000 sq. ft. of finished living space across three levels, designed with quality craftsmanship, thoughtful upgrades, and modern convenience. Main Floor: -Bright open-concept layout with oversized windows for plenty of natural light -Durable luxury vinyl plank flooring and fresh, modern paint throughout -Stylish kitchen with new convection/air fry stove, stainless steel appliances, and granite counters -Smart design with pocket doors to separate the rear entry and the option to close off the living room from the kitchen&mdash;ideal for privacy or cozy nights in Upper Level: -Three spacious bedrooms, including a primary suite with 3-piece ensuite -Convenient laundry room on the same level as the bedrooms -Beautifully updated 4-piece main bath, perfect for family or guests -Matching granite counters carried through from the kitchen Finished Basement: -Large rec room or bedroom with an oversized walk-in closet -2-piece bath with cabinet storage and potential for a future shower -Versatile room for office, hobby, or extra storage Outdoor Living: -South-facing backyard oasis with a sunny deck, stone patio, and firepit&mdash;perfect for gatherings -Enclosed dog run with doggy door access into the garage (gate included, just needs to be installed) -Gated access on both sides plus no rear lane gate for added security -Oversized double detached garage, fully insulated (upgraded), drywalled, and heated Additional Features: -Central air conditioning for summer comfort -Kinetico K5 water filtration system + water softener -Central vacuum system Prime location in family-friendly Fireside, close to schools, parks, shopping, dining, and more If you're searching for a fully developed, move-in

ready home with exceptional finishes and a dream garage, 167 Fireside Drive is the one. Book your showing today!