



GRASSROOTS
REALTY GROUP

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**242 Fireside Place
Cochrane, Alberta**

MLS # A2260740



\$642,500

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,902 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

Inclusions: Elliptical, Baby gate

Open House Sat Oct 4 at 12-2Pm | STUNNING VIEWS | AMAZING PRICE! This CHARMING home offers many upgrades including beautiful wide-plank HARDWOOD, ceilings & A/C! This layout is well-designed for families, boasting a large dining area offering loads of space to entertain, a well-appointed kitchen with GRANITE & STAINLESS appliances, corner PANTRY with UPGRADED wood shelving, upgraded cabinets, and island with seating. Get COZY by the gorgeous STONE-FACED GAS fireplace with custom mantle & built-in shelves. This cheerful space is completed by a must-have OFFICE/DEN with privacy provided by the stunning BARN DOORS & a main floor powder room. Upstairs, enjoy MOUNTAIN VIEWS from the SUPERSIZED PRIMARY with walk-in closet & 5pc ensuite w/ JETTED TUB and oversized shower. Two more spacious bedrooms complete the level with a 4pc bathroom, UPPER FLOOR LAUNDRY room & custom linen closet for added storage. You will find the perfect place to relax in the PROFESSIONALLY finished basement featuring a HUGE rec room, 4pc bath, additional bedroom and tons of storage. Get ready to move in & enjoy the fully landscaped yard and attached DOUBLE CAR GARAGE. Watch your kids walk ONLY ONE BLOCK to school with many amenities, restaurants & shopping nearby. Quick commute to Calgary or to mountain adventures!