



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**102, 55 Fireside Circle
Cochrane, Alberta**

MLS # A2260842



\$625,000

Division:	Fireside		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,155 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 423
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: Awning, TV Mounts, Wall Bed, Alarm Sensors

Immaculate Bungalow Villa – Private, Modern & Maintenance-Free. This immaculate bungalow villa blends upscale design with practical living, offering the perfect home base for empty nesters, snowbirds, or anyone ready to enjoy a simplified, low-maintenance lifestyle. Located in a peaceful small-town community, this home provides the quiet comfort of no neighbours behind you, allowing for exceptional privacy and relaxed outdoor enjoyment from your sunny south-facing backyard that is complete with a maintenance free composite deck with a powered awning. Inside, vaulted ceilings and luxury vinyl plank flooring create an airy, modern feel across the main level. The heart of the home is the open-concept kitchen, designed to impress with its stainless-steel range, quartz countertops, freshly refinished extended-height cabinetry that is in like new condition with modern designer colors, and large island that flows seamlessly into the dining area and cozy living room—complete with a gas fireplace. Whether you're hosting family or enjoying a quiet evening, this space feels both welcoming and refined. The double attached garage is more than just a place to park—it's a lifestyle feature. Offering secure, convenient access to the home, it provides extra space for storage, hobbies, or winter protection, and is especially valuable for those seeking a lock-and-leave setup for travel or seasonal living. Your main-floor primary suite offers peaceful retreat with a spa-style ensuite featuring double sinks, quartz counters, soaker tub, and a separate shower. Enjoy the added comfort of main-floor computer workstation area and main floor laundry just steps away, making daily tasks effortless. The fully finished lower level adds flexible living space that adapts to your lifestyle: a large media/family room for movie nights or gatherings with the added

functionality of a wall bed for guests, a full bathroom, and a 2nd bedroom. Additional high-value features include Hunter Douglas blinds, custom draperies on the living room and primary bedroom windows, central air conditioning and central vacuum to round out a home that's as functional as it is beautiful. Whether you're downsizing, seeking a seasonal retreat, or simply ready for a life of ease, this bungalow villa offers the peace, privacy, and turnkey convenience you've been looking for in a friendly, smaller community where lifestyle comes first.