



**GRASSROOTS**  
REALTY GROUP

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## 49 Fireside Bend Cochrane, Alberta

**MLS # A2262492**



**\$560,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Fireside  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,367 sq.ft.  | <b>Age:</b>   | 2013 (13 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | 220 Volt Wiring, Double Garage Detached, Insulated, Off Street, Parking Pad |               |                   |
| <b>Lot Size:</b> | 0.08 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped   |               |                   |

|                    |                                    |                   |      |
|--------------------|------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas            | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Concrete, Laminate         | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                    | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                         | <b>Zoning:</b>    | R-MX |
| <b>Foundation:</b> | Poured Concrete                    | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Closet Organizers, No Smoking Home |                   |      |

**Inclusions:** Pool-Above ground

Extremely well-maintained and beautifully updated home on a quiet street, just steps to parks, walking paths, schools, and a skating rink. This 3+1 bedroom, 3.5 bathroom home offers over 2,000 sq ft of finished living space. The insulated, heated garage includes 220 V power and an automatic door opener. Enjoy your massive deck and fully fenced backyard oasis featuring a gazebo and above-ground pool. The covered front porch is perfect for morning coffee. The primary suite features a walk-in closet and relaxing soaker tub. The kitchen offers granite countertops, an island, pantry, garburator, and reverse-osmosis water filter. Bright open-concept living area with ceiling fans in all rooms. No front neighbors and plenty of street parking. Located in a family-friendly community with easy access to recreation, restaurants, and a short drive to the mountains.