



**49 Fireside Bend
Cochrane, Alberta**

MLS # A2262492



\$560,000

Division: Fireside

Type: Residential/House

Style: 2 Storey

Size: 1,367 sq.ft. **Age:** 2013 (13 yrs old)

Beds: 4 **Baths:** 3 full / 1 half

Garage: 220 Volt Wiring, Double Garage Detached, Insulated, Off Street, Parking Pad

Lot Size: 0.08 Acre

Lot Feat: Back Lane, Landscaped

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Concrete, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: R-MX

Foundation: Poured Concrete

Utilities: -

Features: 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, garbage disposal, 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.