



**GRASSROOTS**  
REALTY GROUP

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## 49 Fireside Bend Cochrane, Alberta

**MLS # A2262492**



**\$588,800**

<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 (12 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>Floors:</b>	Carpet, Concrete, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Closet Organizers, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-MX

**Utilities:** -

**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.