

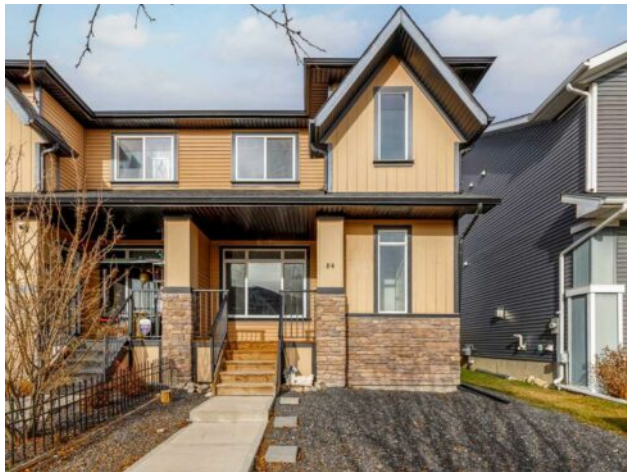


GRASSROOTS
REALTY GROUP

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**84 fireside Way
Cochrane, Alberta**

MLS # A2265406



\$429,900

Division:	Fireside		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,272 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Laminate Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: BBQ (as is), Electric fireplace in basement (as is), Shed & firepit in backyard

BEST VALUE DUPLEX IN COCHRANE - LOW MAINTENANCE YARD/MOVE IN READY/IMMEDIATE POSSESSION/LOCATION - This inviting home in Fireside is ready for quick possession, perfect for first-time buyers, growing families, a rental property or anyone looking for an easy commute to Calgary, this home checks every box. Enjoy no condo fees, a landscaped and fenced backyard with a storage shed, and back alley access for added convenience. Inside, you'll find a freshly painted interior, cozy gas fireplace, and hardwood floors that create a warm, welcoming atmosphere. The bright, functional layout offers three bedrooms and two full bathrooms upstairs, providing plenty of space for everyone. The basement awaits your ideas, whether you're dreaming of a family rec room, gym, or guest suite. It's ready for your personal touch, offering space to expand and build equity. Located within walking distance to Fireside School (K–8), and just steps from shops, restaurants, medical offices, and the veterinary clinic, everything you need is right here. Plus, with Southbow Landing's future amenities on the way, this is a smart investment in one of Cochrane's most desirable communities. Don't wait, homes like this don't last long. Book your showing today