



GRASSROOTS
REALTY GROUP

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84 Fireside Crescent Cochrane, Alberta

MLS # A2265612



\$569,999

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,715 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: TV wall mount in primary bedroom

Discover this beautiful, well-maintained home located on a large lot in the highly desirable community of Fireside in Cochrane. Built by Brookfield Residential and occupied by original owner, this property combines thoughtful design, functional space, and modern comforts. The main floor features a flexible front entry space perfect for a home office or study alongside a cozy living room. The heart of the home is the open-concept kitchen, complete with an oversized island, ideal for entertaining. The dining area flows seamlessly into the great room, which features a gas fireplace for those cozy evenings. Upstairs, you'll love the large bonus room, perfect for a family movie night, or play area. The spacious primary suite includes a 4-piece ensuite with a walk-in shower, and the upper level also offers two additional bedrooms and a full bathroom. The basement is roughed-in and ready for your personal touch—develop it into a rec room or home gym. Outside, enjoy a low-maintenance backyard with ample space to build your dream garage.