



**GRASSROOTS**  
REALTY GROUP

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**112 Fireside Crescent  
Cochrane, Alberta**

**MLS # A2266771**



**\$628,900**

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,565 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

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

Inclusions:	N/A
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**FULLY FINISHED | DOUBLE CAR GARAGE | FOUR BEDROOMS | SIDE-DOOR ENTRANCE INTO BASEMENT | MOVE-IN READY |**  
Welcome to 112 Fireside Crescent! This well-designed home offers everything you need with space to grow. The main floor includes a welcoming foyer with a closet, a comfortable living room, and a dining area for everyday meals or get-togethers. The kitchen comes equipped with a central island and stainless steel appliances, plus a separate entrance from the backyard—a great feature for summer barbecues or bringing in groceries. Upstairs, you’ll find three bedrooms, a full 4-piece bathroom, and a laundry room, so you don’t have to carry clothes up and down stairs. The primary bedroom includes its own 3-piece ensuite, a walk-in closet, and large windows that let in plenty of natural light. The finished basement adds even more living space with a bedroom, another 4-piece bathroom, and a rec room—ideal for a home office, guest space, or movie nights. Outside, enjoy Gemstone lighting, a deck, fully landscaped yard, and a stone path leading to a double detached garage. The family-friendly community of fireside provides quick access to Highway 22, the mountains, and features several amenities such as community gardens, nearby schools, restaurants, gas station, health care services, daycare and other shopping. Book your showing today to see why Living in Cochrane is Loving where you Live