



**GRASSROOTS**  
REALTY GROUP

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**112 Fireside Crescent  
Cochrane, Alberta**

**MLS # A2266771**



**\$628,900**

<b>Division:</b>	Fireside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,565 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

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

<b>Inclusions:</b>	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