



GRASSROOTS
REALTY GROUP

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82 Fireside Cove Cochrane, Alberta

MLS # A2269529



\$450,000

Division:	Fireside		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,281 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, On Street, Outside, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Nestled in the heart of Fireside, Cochrane, this affordable three-bedroom, family home boasts both modern design and practical living. The main floor is very inviting with sunny, south facing window, hardwood floors throughout and a gas fireplace keeping you warm & cozy in the winter and central air conditioning keeping you cool in the warmer months. The spacious kitchen is the perfect for entertaining or family dinners, equipped with stainless steel appliances, upgraded gas range and granite countertops. Upstairs you will find the primary bedroom with four-piece ensuite with granite countertops and walk in closet. Full basement with roughed in plumbing for future development. Extra-large capacity hot water tank and high efficiency furnace. Other pluses include central vac, nest thermostat and security system hardware. The back yard is fully fenced with dog run, a gravel parking pad and lane behind. Fireside connects residents with the outdoors like no other community. Hosting a community garden, outdoor ice-rink, two parks, soccer fields, a baseball diamond, pathway systems and stunning preserved wetlands. Fireside also boasts two schools within the community, Fireside School (Rocky View Schools K-8) and a K-9 school for the Calgary Catholic School District. Book your private tour today and move in by Christmas!