



GRASSROOTS
REALTY GROUP

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**290 Fireside Drive
Cochrane, Alberta**

MLS # A2269858



\$459,000

Division:	Fireside		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,384 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	Picnic table		

Welcome to this fantastic opportunity in the desirable community of Fireside in Cochrane. If you appreciate quick access to the mountains and a home that truly stands out, then this is the place for you. This 3-bedroom townhouse offers a unique advantage: NO CONDO FEE. As an END UNIT, it benefits from an abundance of natural light streaming in from the side. The generous lot, over 25 FEET WIDE, provides the potential to build a double garage—a rare find compared to other units with narrower lots. The main floor is perfect for a growing family, featuring a south-facing living room and an open-concept layout for the dining and kitchen areas. The kitchen is a true highlight with its modern design, including a large quartz island, a sleek backsplash, and white cabinets. A Samsung appliance package adds both style and convenience. Upstairs, you’ll find a spacious master bedroom complete with a 3-piece ensuite and a walk-in closet. Two additional well-proportioned bedrooms are ideal for children or guests. A 4-piece bathroom, linen storage, and a conveniently located SECOND-FLOOR LAUNDRY room complete the upper level. This home feels and shows like new, offering the perfect blend of modern living and family-friendly practicality.