



**GRASSROOTS**  
REALTY GROUP

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## 75 Fireside Common Cochrane, Alberta

**MLS # A2271464**



**\$749,000**

<b>Division:</b>	Fireside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,222 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 75 Fireside Common, featuring the Emerald model by Calbridge Homes. This 1,222 sq ft home offers stylish, low-maintenance living with a thoughtfully designed layout ideal for singles, couples, or downsizers. The bright main level includes an open-concept kitchen, dining, and living area with modern finishes throughout, along with a convenient half bath. The spacious primary bedroom includes a full ensuite and generous closet space, providing comfort and privacy. Large windows bring in plenty of natural light, and a double attached garage adds everyday convenience for parking and storage. Located in the sought-after Fireside community in Cochrane, you'll enjoy access to parks, pathways, schools, and local amenities, all within a welcoming and connected neighbourhood. Photos are representative.