



**75 Fireside Common
Cochrane, Alberta**

MLS # A2271464

\$749,000



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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	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.