



GRASSROOTS
REALTY GROUP

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16 Fireside Way
Cochrane, Alberta

MLS # A2271896



\$515,000

Division:	Fireside		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,367 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Single Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Granite Counters, No Smoking Home, Vinyl Windows		

Inclusions: Marvel Beer Dispenser (built-in). Marvel Ice Maker (built-in). Marvel Beverage Center (built-in). 7.1 Surround Sound Speakers & Mounts, Onkyo Surround Sound AV Receiver Installed Universal 65" Flat Screen TV mount

Welcome to 16 Fireside Way in beautiful Cochrane, Alberta — where small-town charm meets modern living just minutes from the mountains. Located in the highly sought-after community of Fireside, this well-appointed 3-bedroom, 2 full and 2 half bathroom duplex offers comfort, functionality, and an unbeatable location. Step inside to a bright and inviting main floor featuring a spacious living area, a convenient main-floor laundry room, and a well-designed kitchen and dining space perfect for everyday living. Upstairs, you'll find three generously sized bedrooms filled with natural light, including a private primary suite with a walk-in closet and 4-piece en suite bathroom. The fully developed basement expands your living space with a stylish wet bar, surround sound system (included), and a dedicated half bathroom — an ideal setup for movie nights, game days, or entertaining guests. Outside, enjoy a fully fenced backyard with plenty of room for outdoor living plus a single detached garage offering secure storage and parking. Set in the welcoming Fireside community, you're close to parks, pathways, schools, and local amenities. And with Cochrane's vibrant small-town energy and quick, scenic access to the Rocky Mountains, this location is perfect for anyone who loves an active lifestyle, weekend adventures, or simply taking in Alberta's stunning landscapes. 16 Fireside Way offers comfort, convenience, and the perfect gateway to mountain living — all within one of Cochrane's most loved neighbourhoods. Don't miss your chance to call this home. Brand new hot water tank in early 2025