



GRASSROOTS
REALTY GROUP

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**111 Fireside Street
Cochrane, Alberta**

MLS # A2272248



\$649,000

| | | | |
|------------------|------------------------|---------------|------------------|
| Division: | Fireside | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,182 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-Mx |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Vinyl Windows | | |

Inclusions: refrigerator, dishwasher, electric stove, range hood, microwave

Welcome to 80 Fireside Common, a beautifully designed new build in the welcoming community of Fireside, Cochrane. Offering 2,182 sq. ft. of thoughtfully planned living space, this home combines modern comfort with small-town charm. The main floor features an open-concept design with 9' ceilings, a spacious great room anchored by a modern fireplace, and a chef-inspired kitchen complete with quartz countertops, a beautiful two-toned cabinet design with stylish black hardware and a walk-in pantry. The dining area flows seamlessly into the living space, while a versatile flex room and a practical mudroom enhance everyday function. Upstairs, a bright bonus room provides a perfect gathering place. The primary suite is a private retreat with a large walk-in closet and an ensuite featuring dual sinks and a walk-in shower. Two additional bedrooms, each with its own walk-in closet, share a full bathroom, and the laundry room is conveniently located on this level. The lower level is built on a 9' foundation and awaits your personal touch. Exterior details include a Craftsman-inspired elevation and a double-attached garage, offering plenty of parking and storage. Living in Fireside means enjoying tree-lined pathways, parks, playgrounds, and a true sense of community. Local schools, coffee shops, and everyday conveniences are just steps away, while downtown Cochrane is only minutes from your door. With the Rockies nearby and Calgary a short drive away, Fireside offers the best of both worlds: a small-town connection with city access. This brand-new home in Fireside is the perfect choice for families and anyone looking to enjoy both comfort and community in a sought-after location. *Area size was calculated by applying the RMS to the blueprints provided by the builder.

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