



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 (0 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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