



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

56 Fireside Common Cochrane, Alberta

MLS # A2274588



\$629,900

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,021 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		
Inclusions:	n/a		

Welcome to the Montay in Cochrane's Fireside community. This home offers 2,021 sq. ft., 4 bedrooms, and 2.5 bathrooms. Modern design and thoughtful upgrades make daily living easy. The main floor features a bright, open kitchen with quartz countertops, shaker-style cabinetry, and stainless-steel appliances. The island adds seating and workspace. The walk-through pantry and mudroom provide smart storage. Connected dining, living, and great rooms create an ideal space for gatherings. Upstairs, the primary suite has a walk-in closet and a private ensuite. Three more bedrooms, a full bathroom, a versatile loft, and an upper laundry complete the floor. Built with flexibility in mind, this home includes a side entry and unfinished basement with 9-foot ceilings, ready for your ideas. A double garage and rear lane access add convenience. Fireside is one of Cochrane's most connected communities, known for its schools, local shops, and pathways winding through parks and nature. It's designed for families and outdoor lifestyles, with quick access to Calgary and the mountains. Area size was calculated with the RMS using the builder's blueprints. Photos are representative. The kitchen in this home has white cabinetry.