



GRASSROOTS
REALTY GROUP

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**128 Fireside Way
Cochrane, Alberta**

MLS # A2275708



\$699,900

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,563 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings - in lower suite.

A rare opportunity in Fireside! This beautifully maintained 2-storey home with a fully permitted LEGAL basement suite offers exceptional flexibility—perfect for investors seeking strong cashflow or families wanting meaningful mortgage support. Ideally located steps from schools, parks, pathways, and local shopping, it pairs income potential with everyday convenience. The main level features an open-concept layout with 9' ceilings, a bright front living room, a central dining area, and a modern back kitchen with ample counter space, generous cabinetry, and a separate wall pantry. A rear mudroom with access to the deck and yard plus a half bath complete the level. Upstairs, the primary bedroom includes a walk-in closet and private ensuite, along with two additional bedrooms, a 4-pc bath, and upstairs laundry. The legal basement suite offers a private entrance, large windows, a full kitchen, in-suite laundry, a spacious bedroom, and a 4-pc bath—ideal for extended family or steady rental income. It was previously rented for \$2,750/month (upper) and \$1,575/month (lower) including utilities. A detached double garage, welcoming curb appeal, and quick access to Highway 22, the Trans-Canada, Calgary, and the mountains round out this outstanding property. Whether you're an investor, a multi-generational household, or a buyer looking to offset monthly costs, this Fireside home is a standout. Don't miss it.