



GRASSROOTS
REALTY GROUP

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**420 Fireside Drive
Cochrane, Alberta**

MLS # A2275834



\$499,900

Division:	Fireside		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,627 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, Separate Entrance, Walk-In Closet(s)		

Inclusions: none

Welcome to this beautifully appointed, brand-new 3-bedroom, 2.5-bathroom duplex in the highly sought-after community of Fireside. Step inside to over 1600 sq. ft. of living space with an open-concept main floor. Large windows flood the space with natural light. The kitchen and living areas flow seamlessly, making it easy to entertain and enjoy everyday living. The kitchen offers ample storage, two-tone cabinetry in warm and cool colours, eye-catching black hardware and lighting, white quartz countertops, a spacious kitchen island and sleek stainless steel appliances. Head upstairs to a spacious primary suite with a 5-piece ensuite featuring an oversized shower and dual sinks. A walk-in closet completes the primary bedroom, making for a comfortable retreat. Two additional bedrooms, a full bathroom with a tub, and laundry complete the living levels. The unfinished basement with side entrance access and 9-foot ceilings offers endless potential to create extra living space to suit your needs. The backyard is a blank canvas for you to landscape as you wish, and you can build the dream garage you have always wanted! With its quality finishes, smart layout, and unbeatable location, this Fireside duplex will be a great place to call home. Photos are representative and are of a previously built Felix model. Please see "mood board" in photos for colours and selections in this home.