



**GRASSROOTS**  
REALTY GROUP

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## 99 Fireside Common Cochrane, Alberta

**MLS # A2276675**



# \$790,000

<b>Division:</b>	Fireside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,190 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)		

<b>Inclusions:</b>	n/a
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Scheduled tentatively for Spring 2026 possession, 99 Fireside Common offers 2,013 sq ft of thoughtfully designed living space by Calbridge Homes in the Fireside community. This 3-bedroom, 2.5-bathroom home features a bright open-concept main floor with an L-shaped kitchen, walk-in pantry, and a large multifunctional island ideal for cooking and dining. The south-facing backyard includes a deck and backs onto greenspace, providing privacy and natural views. Upstairs, the spacious primary bedroom is complemented by two additional bedrooms, a full bathroom, and a generously sized laundry room. A vaulted-ceiling bonus room fills the upper level with natural light, creating an ideal space for a media room or relaxation area. Large windows throughout enhance the home's airy feel. A double attached garage adds secure parking and storage. Located close to parks, pathways, schools, and amenities, this upcoming home blends comfort, functionality, and community living. Photos are representative.