



**73 FIRESIDE Cove
Cochrane, Alberta**

MLS # A2278429

\$574,900



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|--------------------|--|-------------------|------------------------|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 27-25-4-W5 |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-MX (Residential Mix) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s) | | |
| Inclusions: | Backyard Shed, AC Unit | | |

Welcome to this beautifully curated and move-in-ready 3 bedroom, 2.5 bathroom semi-detached (half duplex) in the highly desirable community of Fireside in Cochrane. Thoughtfully designed and meticulously maintained, this two-storey home with a fully developed basement offers elevated finishes, functional living spaces, and an exceptional outdoor setting backing onto municipal reserve green space and a regional pathway, providing privacy, open views, and no neighbours directly behind. The main floor features a bright, open-concept layout with hardwood flooring throughout, seamlessly connecting the living room, dining area, and kitchen. The living room is anchored by a cozy fireplace with a tiled surround and elegant mantel, creating a welcoming space for family gatherings or quiet evenings. The kitchen blends style and function with quartz countertops, ceiling-height cabinetry, soft-close doors and drawers, stainless steel appliances including a gas stove, upgraded lighting, and additional pot lights. Large south-facing windows flood the home with natural light and frame peaceful green space views, while central air conditioning and professionally installed UV sun film enhance year-round comfort and energy efficiency. Upstairs, you'll find three spacious bedrooms, including a serene primary retreat overlooking the reserve with picturesque west-facing mountain views, a generous 5-piece ensuite, and ample closet space. The additional bedrooms are ideal for children, guests, or a home office, with one offering a walk-in closet. A full 4-piece bathroom and convenient upper-level laundry with NEW washer and dryer (2025) complete this level. The fully developed basement adds valuable living space with a versatile recreation area perfect for movie nights, a playroom, home gym, or office, along with ample storage to keep everything

organized. Outside, enjoy a sunny south-facing backyard designed for both relaxation and functionality. The space includes raised garden boxes, a storage shed, and direct access to the reserve and regional pathway system, ideal for family walks, runners, and cycling enthusiasts. Additional highlights include a double insulated garage with storage, upgraded tile at the garage entry and bathrooms, quartz counters throughout, keyless entry, and full professional landscaping, making this home truly turn-key. This home is MOVE-IN READY, just a short walk to Fireside School (K–8) and Holy Spirit Catholic School (K–8), along with scenic walking paths, playgrounds, restaurants, an NHL-sized outdoor hockey rink, baseball diamond, and three soccer fields located in the heart of the community. A gas bar, pharmacy, and everyday conveniences are close by. Fireside is a complete, thoughtfully planned community offering schools, parks, open spaces, and commercial amenities. Its strong walkability encourages an active, family-oriented lifestyle, all just 15 minutes to Calgary and 45 minutes to the heart of the Rocky Mountains.