



**GRASSROOTS**  
REALTY GROUP

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**73 FIRESIDE Cove**  
**Cochrane, Alberta**

**MLS # A2278429**



**\$574,900**

<b>Division:</b>	Fireside		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,670 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Level, No Neighbours Behind, F		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	27-25-4-W5
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX (Residential Mix)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	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&ndash;8) and Holy Spirit Catholic School (K&ndash;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.