



GRASSROOTS
REALTY GROUP

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67 Fireside Terrace Cochrane, Alberta

MLS # A2279448



\$959,000

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,391 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Level, No Neighbour		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, French Door, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Hot Tub, TV Mounts x2, Garage Cabinets, Ring Doorbell		

**** Open House - Saturday, Feb 7. 11 - 1 pm **** Backing onto peaceful greenspace and wetlands, this beautifully maintained two-storey home in Fireside offers a rare combination of privacy, functionality, and thoughtful upgrades throughout. With a fully finished walkout basement and partial mountain views, this home is designed to enjoy every season. The main level features luxury vinyl plank flooring, a bright & open layout anchored by a well-appointed kitchen with Maytag appliances, including a gas range, built-in oven, and fridge with ice and water. Six pot drawers, generous cabinetry, and a seamless flow to the upper deck make this space ideal for everyday living and entertaining. Step outside to the expansive 27' upper deck finished with durable Duradek flooring, privacy walls, a deck cover with sun roller blind, and a natural gas BBQ hookup, all overlooking tranquil greenspace. Upstairs, the thoughtful layout truly shines with four generously sized bedrooms, a large bonus room, and convenient upper-level laundry, making this home ideal for a growing or multi-generational family. The primary retreat offers a thoughtfully designed ensuite with double sinks, walk-in closet, and a deep soaker tub, creating a calm space to unwind at the end of the day. Additional bedrooms are well proportioned and versatile for kids, guests, or home offices, while the bonus room provides the perfect hub for movie nights, play space, or a second living area. The fully finished walkout basement extends the living space and truly sets this home apart with an extra bedroom and full bathroom. A Dry-Core subfloor keeps the basement warm and comfortable year-round, while the walkout leads to a beautiful sunroom designed for relaxation. With three sliding patio doors, this enclosed space creates a peaceful, wind- and bug-free environment, perfect for enjoying the hot tub or unwinding

while taking in wetland views. The backyard has been professionally levelled with a retaining wall, is fully fenced with solar lighting, and backs directly onto green space, offering privacy and a strong connection to nature. Additional highlights include central air conditioning, built-in cabinetry in the garage, vessel sink in the powder room, and negotiable items such as a Broil King natural gas BBQ and additional fridges. Located in the family-friendly community of Fireside, close to schools, parks, pathways, and amenities, this home delivers a rare blend of lifestyle, comfort, and setting.