



**16 Fireside Way
Cochrane, Alberta**

MLS # A2280445



\$495,000

Division:	Fireside		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,374 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Insulated, Single Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Marvel Beer Dispenser (built-in). Marvel Ice Maker (built-in). Marvel Beverage Center (built-in), Surround Sound Speakers& Mounts 58â€• LG-Flat Screen TV, Onkyo Surround Sound AV Receiver, Installed Universal 65â€• Flat Screen TV mount, Portable 6, 000 BTU AC Unit,

HOME SWEET HOME! Welcome to this exceptional and affordable opportunity in the heart of charming Cochrane! This stunning 2 storey semi-detached home is thoughtfully designed with 3 bedrooms, 4 bathrooms, and an exceptionally developed basement offering the perfect balance of comfort, functionality, and value. A welcoming covered front entry sets the tone, while the south-facing exposure fills the home with beautiful natural light. Inside, you’ll find a bright and inviting, open concept main floor with a spacious living room, 2 piece vanity bathroom, formal dining area and the stunning kitchen with, ample cabinet space and stainless steel appliances. The chef’s kitchen features a large window overlooking the fully fenced and beautifully landscaped backyard, the perfect backdrop for morning coffee or evening meal prep. Upstairs, you’ll appreciate the fresh updates, including newer carpet (2024) and a modern, neutral paint palette throughout, creating a clean and move-in-ready feel. The upstairs offers 2 generous sized bedrooms, a 4 piece bathroom and the magnificent master bedroom with a 3 piece ensuite bathroom and walk-in closet perfect for all your needs. The fully developed basement expands your living space with a stylish family room/ recreation room complete with custom built-ins and a wet bar, an ideal setting for entertaining, movie nights, or hosting friends and family. You will also find a 2 piece vanity and tons of storage space. Step outside to enjoy your private backyard retreat, featuring a spacious deck designed for relaxing or summer BBQs. A single detached garage adds convenience. Located in the sought-after community of Fireside, close to two centrally located school sites (K‐8 and K‐9 Catholic), scenic pathways, parks, and everyday retail conveniences including restaurants, a pharmacy, daycare, fitness

options, and more, just steps from your doorstep. Enjoy quick access to the Trans-Canada Highway for an easy commute to Calgary and an escape to the mountains, while still being only moments from Cochrane's charming downtown shops, cafés, and amenities. Whether you're a first-time buyer, growing family, or savvy investor, this home delivers outstanding value. Book your private viewing of this GEM today!