



GRASSROOTS
REALTY GROUP

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355 Fireside Drive NW
Cochrane, Alberta

MLS # A2281006



\$489,900

Division:	Fireside		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,480 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: N/A

Welcome to this stunning, brand-new Genesis Builders duplex. The "Oscar" offers modern design, functional living, and exceptional future potential with basement suite rough-ins "legal suite subject to approval and permitting by the city/municipality", all complemented by a warm, inviting colour palette that creates a welcoming atmosphere throughout the home. Featuring 3 bedrooms and 2.5 bathrooms, this home is thoughtfully crafted and offers over 1400 sq ft. The main floor showcases a bright, sun-filled floorplan with 9' ceilings and a seamless open-concept layout, connecting the spacious living room, central dining area, and stylish kitchen. The kitchen is beautifully appointed with quartz countertops, two-toned cabinetry, a large central island, and a sleek stainless steel appliance package, complete with a gas line to the range. A convenient powder room completes the main level. Upstairs, the primary suite is a private retreat featuring a generous walk-in closet and a spa-inspired ensuite with his-and-hers sinks and an oversized shower. Two additional well-sized bedrooms, a full bathroom, and convenient upper-floor laundry complete the second level. The unfinished basement offers incredible flexibility with 9' ceilings, a separate SIDE ENTRANCE, and BASEMENT SUITE ROUGH INs, making it ideal for additional living space or future income potential. Outside, the backyard is a blank canvas, ready for your personal touch and offering the opportunity to build your dream garage. Located in the vibrant and family-friendly community of Fireside, this home offers the perfect balance of small-town charm and modern convenience. Fireside is known for its extensive pathway system, parks, playgrounds, and green spaces, ideal for walking, biking, and outdoor enjoyment. Residents love the easy access to schools, shops, restaurants, and everyday amenities, all just minutes

away. With quick access to Highway 22 and Highway 1, commuting to Calgary or heading west to the mountains is effortless. *Taxes have not been assessed. Photos are representative of the same model. This property's colour palette is included in the pictures. RMS has been applied to the builder's construction drawings.