



**123 Fireside Street**  
**Cochrane, Alberta**

**MLS # A2287125**



**\$689,900**

<b>Division:</b>	Fireside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,220 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 123 Fireside Street, presented by Genesis Builders, ready for possession in March 2026! From the moment you step inside, you'll be captivated by the soaring open-to-above ceilings and the bright, expansive open-concept main floor. A convenient mudroom off the garage keeps life organized, while the heart of the home, the kitchen, is designed for entertaining. Featuring beautiful cabinetry, quartz countertops, a spacious island and sleek stainless steel appliances. The dining area flows seamlessly into the inviting living room, with a striking focal-point fireplace. A stunning spindle staircase leads you upstairs to a central bonus room offering perfect separation from the primary suite and additional bedrooms. The primary suite is a true retreat, spacious enough for a king-size bedroom set, complete with a large walk-in closet and a spa-like ensuite featuring dual sinks, a luxurious soaker tub, and an oversized shower. Two additional bedrooms, each with a walk-in closet, are complemented by a dedicated full bathroom. A convenient second-floor laundry room makes daily chores effortless. The unfinished basement has its own separate entrance and 9-foot ceilings. It is roughed in for a legal suite (a secondary suite is subject to city/municipality approval and permitting). It is a blank canvas, waiting for your design ideas. Located in the vibrant community of Fireside in Cochrane, this home offers the perfect blend of small-town charm and modern convenience. With quick access to Calgary and just a short drive to the breathtaking Rocky Mountains, Fireside is ideal for those who love an active lifestyle, scenic surroundings, and a strong sense of community. \*RMS has been applied to blueprints provided by the builder. Taxes to be assessed.