



**158 Fireside Bend
Cochrane, Alberta**

MLS # A2288610



\$607,995

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,606 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Lawn,		

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

Features: Bathroom Rough-in, Breakfast Bar, Chandelier, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Welcome to 158 Fireside Bend. This house is located in the wonderful community of Fireside, a newer community with some established areas. It also hosts two different Elementary schools. One is a Public Elementary school just two blocks from this home and the other one is a Catholic Elementary School, just three blocks from this home. There is a skating rink between the two schools which also turns into a basketball court in summer. There are also smaller parks in the area as well. Close by is a commercial area with McDonalds, Tim Hortons, an Italian Restaurant, a Pharmacy and a Doctors Office, and a Gas Station, plus a few other assorted other businesses. This home is 1,605 Square feet with three bedrooms upstairs. The laundry room is also on the upper floor for convenience. The Primary bedroom is large with plenty of windows, it has vaulted ceilings and an Ensuite bathroom with Two vanities and a walk-in Shower. The main bathroom is also on the upper level and has a Tub/Shower combination. The main floor consists of a two piece bathroom, Good sized kitchen with pantry, Island with eating bar, and a Gas Stove. The Dining area is just off the Kitchen and looks over the Living room. The walls on the main floor are 9 feet high and gives the area a much larger feel. The Basement is unfinished and is ready for your own ideas. The Garage is oversized at 23' 11 " x 17' 11" and is Drywalled and insulated. The back yard has a deck to entertain and leads down to a block patio. The yard is landscaped and has a raised garden area and there is also a firepit. Just outside the back fence is a pathway that leads you back to the commercial area or to the sidewalks that lead to the schools and into other areas of the subdivision.