



**125 Fireside Cove
Cochrane, Alberta**

MLS # A2288800



\$574,900

Division:	Fireside		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,844 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: TV in Living Room

Welcome to 125 Fireside Cove, a rare duplex backing directly onto pathway and expansive greenspace in the heart of Fireside. With no rear neighbours and open views behind you, the private, beautifully landscaped backyard offers direct access to walking paths and a peaceful setting that is hard to find at this price point. Offering over 1,800 sq ft above grade, this home delivers a layout and overall size that feels closer to a detached property than a typical duplex. The bright open concept main floor features a spacious kitchen with quartz countertops, a large island, ample cabinetry, and seamless flow into the dining and living areas. The living room is anchored by a cozy fireplace and large windows that frame the greenspace views. Upstairs, this home truly stands apart with a full bonus room, a rare and highly sought after feature in duplex living. Whether you need a media room, kids’s play space, home office, or second family room, this added living area provides flexibility most duplexes simply do not offer. The upper level also includes a generous primary suite with a walk-in closet and 5-piece ensuite, two additional well sized bedrooms, a full bathroom, and convenient upper floor laundry. The unfinished basement provides over 600 sq ft of future development potential, ready to be customized to suit your needs. Backing onto pathway and greenspace, offering exceptional square footage, and featuring a true bonus room, this home delivers size, privacy, and functionality rarely available in this segment of the market. Walking distance to schools, parks, and amenities, this is an outstanding opportunity in one of Cochrane’s most desirable communities.