



**50 Fireside Circle
Cochrane, Alberta**

MLS # A2288908



\$449,900

Division:	Fireside		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,280 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: Blinds

Welcome to this beautifully maintained semi-detached home in the sought-after community of Fireside in Cochrane. Offering three bedrooms, two and a half bathrooms, and a double detached garage, this home combines functional living with thoughtful updates in a family-friendly neighbourhood close to parks, pathways, and schools. The main floor features an open and inviting layout complete with a cozy gas fireplace and an updated kitchen showcasing quartz countertops throughout and like new cabinetry. Recent refinishing of the flooring and fresh paint create a bright, modern feel, making this home truly move-in ready. Large windows allow natural light to pour in, enhancing the warmth of the space. Upstairs, you will find three spacious bedrooms including a generous primary retreat with a large walk-in closet and a well appointed ensuite designed for comfort and privacy. The additional bedrooms are ideal for children, guests, or a home office. Enjoy your south-facing backyard, perfect for summer evenings and entertaining, along with a charming front porch that adds curb appeal and a welcoming touch. The furnace has been recently serviced, providing added peace of mind for the next owner. With quality finishes, recent updates, and a desirable location in one of Cochrane's most popular communities, this is an exceptional opportunity to own in Fireside.