



**266 Fireside Place  
Cochrane, Alberta**

**MLS # A2288921**



**\$639,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Fireside   |               |                   |
| <b>Type:</b>     | Residential/House                                    |               |                   |
| <b>Style:</b>    | Bi-Level   |               |                   |
| <b>Size:</b>     | 1,072 sq.ft.   | <b>Age:</b>   | 2011 (15 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached, Garage Faces Rear, On Street |               |                   |
| <b>Lot Size:</b> | 0.10 Acre  |               |                   |
| <b>Lot Feat:</b> | Corner Lot   |               |                   |

|                    |                                   |                   |                            |
|--------------------|-----------------------------------|-------------------|----------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas           | <b>Water:</b>     | Public                     |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum        | <b>Sewer:</b>     | Public Sewer               |
| <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> | Cable Internet Access, DSL |
| <b>Features:</b>   | Kitchen Island, Laminate Counters |                   |                            |

**Inclusions:** Shed

Open house Saturday from 12:30-3:30 pm. Welcome home to this charming 4-bedroom bilevel home in family friendly Fireside. The home is conveniently located just steps away from two schools (K-8 public and a K-6 Catholic) as well as being close to restaurants and professional offices. You will enjoy the wonderful light that this home offers with its large windows both upstairs and downstairs. You will also appreciate the large corner lot and bilevel layout which maximizes your livable space. Upstairs there is a large open concept dining area, kitchen, and living area. The kitchen features an eat in island with sink and new dishwasher. Your cozy living room features a gas fireplace - perfect for those frosty winter nights! Just off the kitchen, there is a deck which features mountain views. The upstairs primary bedroom is spacious and includes a large walk-in closet. There is also a second bedroom/den upstairs. Downstairs there is a large family/rec room, fully finished laundry room, and two larger bedrooms. In the backyard you can watch the kids play from your patio on warm summer days. There is also a detached garage that has two parking spaces and room to park your full-size truck or SUV. This home is a must see! Call your Realtor&reg; or the listing agent to arrange your private showing today.