



**339 Fireside Place
Cochrane, Alberta**

MLS # A2291891



\$599,900

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,583 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Garage Door Opener, Garage Heater, All Lighting Fixtures Attached, Hot Water On Demand, Window Coverings, Gazebo with String Lights		

****OPEN HOUSE SATURDAY MARCH 28 FROM 1PM-3PM**** Beautifully finished 2 storey home with 4 bedrooms and 3.5 bathrooms in the desirable community of Fireside. This well-maintained, MOVE-IN READY home features tasteful upgrades, a functional floor plan, laminate flooring, and large windows that fill the space with natural light. The main floor welcomes you with a SPACIOUS FOYER and a versatile OFFICE/FLEX ROOM, perfect for working from home. The OPEN-CONCEPT kitchen is ideal for everyday living and entertaining, featuring GRANITE COUNTERTOPS, designer lighting, a LARGE ISLAND, shaker-style cabinetry, and a generous pantry. The bright dining area flows seamlessly into the cozy living room with a GAS FIREPLACE, creating a warm and inviting atmosphere. Upstairs, you’ll find three spacious bedrooms, including the primary retreat with a WALK-IN-CLOSET and private 4-piece ensuite, along with a full main bathroom. The FULLY FINISHED BASEMENT adds valuable living space with a recreation room, fourth bedroom, and an additional 4-piece bathroom perfect for guests or a growing family. Enjoy outdoor living with a charming gazebo with lighting, ideal for relaxing or entertaining in the beautifully landscaped backyard. The property also offers RV PARKING with back lane access and a HEATED DOUBLE DETACHED GARAGE. Fantastic location just steps from parks and within walking distance to the K school, sports fields, and nearby shopping. A wonderful family home in a vibrant community.