



GRASSROOTS
REALTY GROUP

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**376 Fireside Way
Cochrane, Alberta**

MLS # A2292325



\$675,000

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,830 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Interior Lot, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully maintained detached home located in the vibrant community of Fireside in Cochrane. With thoughtful upgrades, a functional layout, and a spacious backyard, this home offers the perfect balance of style and everyday comfort. The bright and open main floor is designed for both living and entertaining. The kitchen features ceiling-height cabinetry, a large central island, and updated lighting fixtures that add a modern touch throughout the home. The living room is anchored by a stunning floor-to-ceiling stone fireplace, creating a warm and inviting focal point for the space. A convenient two-piece powder room completes the main level. Upstairs, you are welcomed by a bright front-facing bonus room that creates a comfortable and versatile space for relaxing or gathering with family. Two well-sized bedrooms and a full bathroom are also located on this level. Down the hall, the primary suite offers a private retreat with a walk-in closet and a beautiful ensuite featuring dual vanities, a separate tub and shower, and plenty of space to unwind. The upper floor is completed by a full laundry room with a sink and convenient walk-through access to the primary closet. The basement already includes a finished fourth bedroom, while the remaining space has been left open and ready for your future vision, whether that is a recreation room, gym, or additional living space. The home also features hot water on demand for added efficiency. Outside, the backyard offers plenty of space to enjoy, along with convenient lane access and a 16 ft rear gate, providing flexibility and potential. Located in the heart of one of Cochrane's most family-friendly neighbourhoods, Fireside, this home is just minutes from both Fireside School and Holy Spirit School, making it an excellent location for families. The neighbourhood is known for its outdoor lifestyle, with a popular bike track,

playgrounds, and an extensive network of pathways and trails woven throughout the community. A future dog park is also planned for the area. Residents enjoy a great selection of nearby amenities including caf  s, restaurants, and everyday conveniences, all while being just a short drive to the rest of Cochrane. With quick access to Highway 22 and the Trans-Canada Highway, commuting to Calgary or heading west to the mountains is easy.