



**15 Fireside Crescent  
Cochrane, Alberta**

**MLS # A2292524**



**\$659,900**

<b>Division:</b>	Fireside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,067 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, G		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangu		

<b>Heating:</b>	Central, High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Recessed Lighting, Track Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

This very well maintained Cochrane 2-storey home in family-friendly Fireside offers over 2,066 square feet of functional above-grade living space designed for modern comfort. Built in 2016, your next home features a smart layout and numerous builder upgrades throughout. The open-concept main floor is anchored by 9-foot ceilings and large windows that fill the space with natural light. The kitchen is a chef’s dream, featuring quartz countertops, a massive island with a breakfast bar, stainless appliances, and a walk-through pantry for effortless organization. Adjacent to the kitchen, the spacious living room is centered around a cozy fireplace and flows seamlessly into the dining area. From here, step out onto the elevated deck to enjoy summer barbecues in the large, fully fenced backyard. A well-appointed mudroom and a 2-piece powder room complete the main level. Upstairs, the family retreat begins with a generous central bonus room that provides a versatile space for a home office, media area, or playroom. The west-facing primary bedroom is a true standout, offering mountain views, a large walk-in closet, and generous 5-piece ensuite with double vanities and a soaking tub. Two additional large bedrooms, a central 4-piece bathroom, plus a dedicated laundry room ensure convenience for the whole family. The undeveloped basement with 8-foot ceilings offers nearly 900 square feet of additional potential for a future recreation room, gym, or guest suite. Practical features include an insulated double attached garage. Located close to schools, parks, and shopping with easy access to the walking trails and nature that Cochrane is known for. This home is move-in ready and perfectly positioned for your family’s next chapter.