



**359 Fireside Way  
Cochrane, Alberta**

**MLS # A2292553**



**\$510,000**

<b>Division:</b>	Fireside		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,489 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Interior Lot, Lawn, Level, Rectangular Lot, St		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows		
<b>Inclusions:</b>	None		

\*\*\*OPEN HOUSE SUNDAY APRIL 26TH ~ 2PM-4PM\*\*\*Welcome to your dream home in the highly sought-after community of Fireside! This immaculate, like-new residence boasts nearly 2,200 total developed square feet, perfectly designed for family living. As you approach you will notice the great curb appeal and inviting front porch. You are then greeted by gleaming hard surface flooring, soaring 9’ knockdown ceilings, and an abundance of natural light. This thoughtfully crafted layout features a spacious front living room that seamlessly flows into the chef-inspired kitchen, making it an entertainer’s dream. The kitchen showcases elegant shaker-style cabinets that extend to the ceiling, timeless subway tile backsplash, beautiful quartz countertops, stainless steel appliances, and a convenient corner pantry for extra storage. Adjacent to the kitchen, you will find a well-sized dining room with patio sliders that open up to your deck, creating the perfect indoor-outdoor living space. Just around the corner, you’ll appreciate the practicality of a mudroom and a private powder room. The fully landscaped and fenced sunny south backyard is a true oasis and includes a 2-vehicle parking pad. Upstairs, is the generously sized primary bedroom, complete with a walk-in closet and an ensuite bathroom featuring dual sinks, a separate shower, and stylish stone countertops. Two additional spacious bedrooms, a 4-piece main bathroom with stone counters, and the convenience of upper-level laundry complete this level. The fully developed lower level presents a 4th bedroom, an additional full bathroom, and an expansive recreation room, perfect for family gatherings and entertainment. This turnkey ready home is, just a short walk to Fireside School (K&dash;8) and Holy Spirit Catholic School (K&dash;8), along with scenic walking paths, playgrounds, restaurants, an outdoor

rink, baseball diamond, and three soccer fields located in the heart of the community. A gas bar, pharmacy, and everyday conveniences are close by. Fireside is a complete, thoughtfully planned community offering schools, parks, open spaces, and commercial amenities. Its strong walkability encourages an active, family-oriented lifestyle, all just 15 minutes to Calgary and 45 minutes to the heart of the Rocky Mountains. Don't miss the opportunity view the virtual tour or schedule your private showing today!