



**211 Fireside Drive  
Cochrane, Alberta**

**MLS # A2295447**



**\$549,900**

<b>Division:</b>	Fireside		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,388 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<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>	-
<b>Features:</b>	Breakfast Bar, Quartz Counters, Storage		

**Inclusions:** N/A

Welcome to a home where everyday life feels just a little bit easier, a little bit brighter, and a whole lot more connected. Perfectly situated in the heart of Fireside, this home offers more than just a place to live - it's a lifestyle designed for families who value community, convenience, and the outdoors. Picture morning walks along scenic pathways, kids biking to one of the two nearby K-8 schools (Fireside School & Holy Spirit), and evenings spent exploring the endless greenspaces that weave throughout the neighbourhood. With nearly every amenity at your fingertips, a quick 5-minute drive to Bow Valley High School, under 10 minutes to the SLS Recreation Centre, and effortless access to Highway 1, this location keeps you close to everything while still feeling tucked away from the hustle. Step inside, and you'll immediately feel the difference. Natural light pours through the home, creating a warm, welcoming atmosphere that carries from room to room. The layout is both functional and inviting - perfect for busy mornings, relaxed weekends, and everything in between. Downstairs, the professionally finished basement is a true extension of the home, thoughtfully designed with both comfort and practicality in mind. Whether it's guests, a growing family, or a need for extra space, you'll love the spacious bedroom complete with a large walk-in closet, a full bathroom, and the added bonus of abundant storage - keeping life organized without sacrificing style. Outside is where this home really shines. The lawn has been beautifully maintained, creating a space that feels as good as it looks. Beyond the deck, you'll find an additional patio area - perfect for summer evenings, morning coffee, or hosting friends and family. Under the deck, a creative bonus space offers the perfect kids' hangout or could easily serve as extra storage. A convenient side entrance

adds flexibility, while the fenced dog run provides a safe space for pets or could be reimagined as a future garden area. This is the kind of home where memories are made, where kids grow up with friends just down the street, where nature is part of your daily routine, and where everything you need is exactly where it should be. Welcome home.