



**371 Fireside Way
Cochrane, Alberta**

MLS # A2297067



\$589,900

Division:	Fireside		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,396 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: TV Mount, All Basement Furnishing, Patio Furniture, BBQ

Welcome to the community of Fireside, where luxury and comfort meet in this stunning semi-detached home. Step inside this beautiful property boasting over 1700 sq ft of professionally developed living space, featuring 4 bedrooms, 3.5 bathrooms, and an oversized double detached garage. As you enter, the main floor welcomes you with beautiful vinyl flooring and an abundance of natural light streaming in through the large windows, illuminating the spacious living room, kitchen, and dining area. The contemporary kitchen is equipped with stainless steel appliances, quartz countertops, modern cabinetry, a kitchen island, and a separate pantry. Ascend upstairs to find three well-proportioned bedrooms, including the primary bedroom, which is complete with a 4-piece ensuite and a large walk-in closet. Completing the upper level is a 4-piece bath and laundry unit, providing convenience for all occupants. The basement is fully finished with an additional bedroom, recreational/family room, and a 4-pc bath. Outside, the private backyard is perfect for entertaining with a spacious deck ideal for barbecuing and soaking up the summer sun. Located in an exceptional location, this property offers easy access to schools, parks, playgrounds, restaurants, and shopping, providing the perfect balance between work and play. This exceptional family home is waiting for you! Don't miss out on the chance to make this beautiful property your own and book your private viewing today!