



**157 Fireside Circle NW
Cochrane, Alberta**

MLS # A2298198



\$559,000

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,597 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: TV Wall Mounts(3), Window coverings

****OPEN HOUSE - Saturday, April 11th & Sunday, April 12th 11:00am-2:00pm****

This well maintained corner lot home welcomes you with a cozy, covered front porch offering the perfect spot to enjoy your morning coffee. As you step inside, you'll immediately feel welcome in the open concept main floor that takes advantage of the home's natural light. The kitchen is well appointed with updated appliances and beautifully designed double toned cabinets, accented with lovely granite countertops. Upstairs, you'll find two generously sized bedrooms, along with a 4 piece bathroom, and convenient upstairs laundry room(yay!). The Primary bedroom is spacious enough for your bedroom furniture and a king size bed. Take note of the feature wall, ceiling fan, well appointed 4-piece ensuite, and generously sized walk-in closet. The basement level remains undeveloped but has plenty of space for an additional bedroom, bathroom, rec room and storage. Stepping out on to the private deck of the gorgeous west facing backyard will have you counting down the days until BBQ season. Plenty of space on the extended deck for an evening meal, while enjoying the sunset. You'll be grateful for the central A/C in the summer months as well! The wide lot size on this home gives you plenty of space for pets and kids to be pets and kids in your own backyard, and there is room to build a garage that actually fits 2 vehicles. The carpet has been replaced and the entire home has been repainted in the last week. If you're unfamiliar with the community of Fireside, make sure you spend a few minutes before or after viewing to check out all the parks, pathways, and playgrounds it has to offer, as well as the 2 K-8 schools just down the street. Reach out today for your private viewing!