



**143 Fireside Drive
Cochrane, Alberta**

MLS # A2303218



\$445,000

Division:	Fireside		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,268 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Window Coverings, All Lighting Fixtures Attached, All Shelving Attached, All TV Wall Mount(s)

Welcome to this well appointed home in the desirable community of Fireside! The main level offers a warm and inviting living space highlighted by a stunning gas fireplace with floor-to-ceiling tile and built-in shelving. The stylish kitchen features quartz countertops, a gas cooktop, French door fridge, microwave hood fan, and a newer dishwasher, all flowing seamlessly into the dining area—perfect for everyday living and entertaining. Step outside to enjoy the south facing backyard complete with a full width deck, front veranda, fencing, and added storage with an outdoor shed. Upstairs you’ll find two comfortable bedrooms, including a primary retreat with quartz finishes. The fully developed basement adds incredible versatility with laminate flooring, fresh paint, an additional bedroom, an office/den, and a 3-piece bathroom with a beautifully tiled shower. A dedicated laundry room with cabinetry provides added convenience. Additional highlights include an oversized hot water tank, well-maintained furnace, and a barn-style storage unit with attachments. Ideally located close to parks, pathways, schools, and amenities—this is a fantastic opportunity to own in one of Cochrane’s most family-friendly communities!