



**115 Fireside Street
Cochrane, Alberta**

MLS # A2303910



\$742,500

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,926 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

Inclusions: N/A

Welcome to 115 Fireside Street, built in 2025 and in brand new condition. This single-family home with attached garage has a well-designed layout, including a spacious kitchen, two-tone cabinets to the ceiling, quartz countertops, upgraded kitchen sink and black faucet on the island, plus a corner pantry. Black accents on door handles and lighting are throughout the home. The living room contains a gas fireplace with neutral tile surround and adjoins a dining room with a sliding patio door. A 12 x 14 feet custom deck with privacy screen will be built, to enjoy the large backyard, ready for your landscape design. The main floor contains a mudroom off the garage entrance, a powder room, large entrance closet and side entrance which leads to the basement. Upstairs there are three good-sized bedrooms. Two bedrooms share a Jack and Jill bathroom with a sink and a separate area with the tub/shower combo and toilet. The primary bedroom is adjoined by a luxurious ensuite with a) two sinks and quartz countertops, b) deep soaker tub with a large window above for natural light, c) walk in-shower with a bench, and d) enclosed water closet. There is a spacious bonus room upstairs. To complement the interior design, there are custom blinds on all windows on the main and second floors with bedroom windows containing room-darkening blinds. Enjoy mountain views to the west, a short walk to parks, two schools, an off-leash park which is scheduled for construction, plus an outdoor rink. The Fireside community has many amenities, community landscaping and is only a short 20-minute drive to Bragg Creek and 45 minutes to Canmore.