



**15 Fireside Crescent
Cochrane, Alberta**

MLS # A2304197



\$649,900

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,067 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, C		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangu		

Heating: Central, High Efficiency, Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Composite Siding, Vinyl Siding

Zoning: R-MX

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Recessed Lighting, Track Lighting, Walk-In Closet(s)

Inclusions: None

West-facing primary bedroom. Mountain views from bed. Under \$650K in Cochrane. You don't see those three things together often. 15 Fireside Crescent is a 2016-built 2-storey in one of Cochrane's most family-first pockets — the kind of street where kids still bike between yards and the trail network is a walk away, not a drive. Inside, 2,066 sq ft of above-grade space that actually works: 9-foot main-floor ceilings, a quartz kitchen with a walk-through pantry (groceries to shelf in one trip), and a living room anchored by a gas fireplace with clean sightlines to the dining and back deck. Upstairs: three bedrooms, a central bonus room for Friday-night movies, upper-floor laundry (no more basket-hauling), and a west-facing primary with a 5-piece ensuite and a soaking tub that actually catches the sunset. The 894 sq ft basement is undeveloped at 8-ft ceilings — and the canvas to build exactly the gym, suite, or rec room your family wants.