



GRASSROOTS
REALTY GROUP

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**336 Fireside Drive
Cochrane, Alberta**

MLS # A2163731



\$524,900

Division:	Fireside		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,571 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

The Jaxon Duplex by Genesis Builder Group is a beautifully designed 3-bedroom, 2.5-bathroom home that offers modern comfort and style. The main floor features an open concept living area, highlighted by a central kitchen with a spacious island, a sleek Silgranit sink, and upgraded light fixtures, perfect for both entertaining and everyday living. The 9ft ceilings on the main floor and basement enhance the sense of space, while the upgraded railing adds an elegant touch to the main and upper floors. The master bedroom boasts a luxurious ensuite, and the convenience of upper floor laundry makes daily tasks a breeze. Additional features include a cozy fireplace in the living room, gas lines to the BBQ and range, making outdoor cooking and gourmet meals a delight. Photos are representative