



**340 Fireside Drive
Cochrane, Alberta**

MLS # A2175214



\$559,900

Division:	Fireside		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,620 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, Tile, 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, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

The Felix by Genesis Builder Group is a stylish and spacious 3-bedroom, 2.5-bathroom duplex home featuring modern living at its finest. With an open-concept design, the main floor flows seamlessly between the kitchen, dining, and great room, perfect for both entertaining and everyday life. The home offers a 9-foot ceiling on both the main floor and basement, allowing for a bright and airy feel. The kitchen is equipped with upgraded cabinetry, quartz countertops, & a gas line to the range, providing a high-end cooking experience. Upstairs, the primary bedroom features a double vanity in the ensuite, while two additional bedrooms share a second full bath. The basement is roughed-in, with a side entry making it ideal for potential future development. The outdoor space includes a parking pad in the rear & a gas line for a BBQ, perfect for enjoying the outdoors. Additional upgrades include upgraded lighting fixtures, elegant railing, & quartz throughout the main and upper floors. Photos representative