



**46 Fireside Point
Cochrane, Alberta**

MLS # A2180072



\$849,900

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,026 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	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, Soaking Tub, Stone Counters, Track Lighting, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Bellevue by Calbridge Homes, a stunning 3-bedroom, 2.5-bathroom two-story home designed for modern living. Nestled on a charming pie-shaped lot, this home features a triple attached garage and an open-concept layout perfect for family life and entertaining. The L-shaped kitchen is a chef's dream, boasting a walk-through pantry that seamlessly connects to the mudroom, and a spacious island overlooking the cozy living room with a gas fireplace. The upper level offers convenience with a dedicated laundry room and a versatile bonus room with an elegant tray ceiling, providing ample space for relaxation and family activities. Experience the perfect blend of functionality and style in this exquisite home.