



**6 Fireside Point
Cochrane, Alberta**

MLS # A2182287



\$899,900

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,386 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, No Neig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Nestled in the serene community of Fireside, this exceptional 2386 sq ft residence offers the ultimate blend of style, comfort, and functionality. Backing onto green space, the home features a triple-car garage, a side entrance, and a striking open-to-below feature. This residence is offered by Paragon Homes, a trusted & distinguished local builder. The main floor features an open-concept layout creating a sense of grandeur. The chef's kitchen boasts custom soft-close cabinetry, quartz countertops, and a walkthrough pantry, all complemented by a stylish stainless steel appliance package. The living room invites relaxation with its cozy fireplace and impressive 19 ft ceiling and large windows, while the mudroom with Custom Built ins and office enhances daily convenience. A thoughtfully designed nook area provides additional dining space for casual family meals. The upper floor has a total of 3 Bedrooms, Bonus room and a laundry room. The master retreat on the upper level features an elegant walk-in closet and a spa-like ensuite with dual sinks, a soaker tub and separate Custom shower with Bench. The basement is undeveloped with a Side Entrance, and ready for your final touches. Product highlights: Open to below at front entry and Living room, Custom Built in closets and, Upgraded Lighting Package, Upgraded Plumbing Fixtures, Wainscoting, durable engineered hardwood flooring, quartz countertops, 9 ft ceilings on the main and 2nd floor, 8 ft Doors on the Main Floor, custom soft close cabinets with under Cabinet Lighting, Hidden Cabinet Doors in Island, stainless steel appliances, imported tiles, Side Entrance, 8 ft Garage Door height, and more. Living in Fireside easy access to Nearby Daycare, parks, bike paths, School, Shopping and a Short Drive to the Mountains. Comes with a Certified New Home Warranty.