



**280 Fireside Drive
Cochrane, Alberta**

MLS # A2189494



\$479,900

Division:	Fireside		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,376 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Greenhouse, and shed in the backyard.

Welcome to 280 Fireside Drive! This charming semi-detached, fully finished home is nestled in the family-friendly neighborhood of Fireside. It sits just down the street from two elementary schools and offers 3 spacious bedrooms and 3.5 bathrooms. The open-concept main floor features a bright living room with a large south-facing window allowing plenty of natural light into the home. The kitchen is functional and modern, with upgraded white quartz countertops, stainless steel appliances and a pantry for added storage, and a convenient 2-piece powder room makes this floor perfect for entertaining. On the second floor, the primary bedroom provides a special retreat featuring a 3-piece ensuite, walk-in closet and another south-facing window. Two additional bedrooms, a full 4-piece bathroom, second-floor laundry, and a linen closet round out the upper level. The finished basement offers a spacious rec room, ideal for entertaining, plus a full 3-piece bathroom. Storage space is available in the mechanical room. Outside, enjoy a fully fenced backyard, perfect for outdoor activities, along with a newly poured concrete patio—just waiting for your next backyard BBQ. This home combines convenience, comfort, and modern design, making it an ideal choice for your family. This home won't last long, book your showing today!