



**209 Fireside Way  
Cochrane, Alberta**

**MLS # A2191393**



**\$525,000**

<b>Division:</b>	Fireside		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,343 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks		

**Inclusions:** N/A

Welcome to 209 Fireside Way &ndash; NO CONDO FEES! This beautifully maintained home is move-in ready with quick possession available. As you step inside, you&rsquo;re greeted by luxury vinyl plank flooring that flows throughout the main level. The open-concept design offers a bright and inviting living space, seamlessly connecting the living room to a stunning kitchen featuring stainless steel appliances, quartz countertops, a large island, and a pantry&mdash;perfect for both everyday living and entertaining. The dining area is conveniently located nearby, and a half bathroom completes this level. Upstairs, The spacious primary bedroom is a true retreat, complete with its own private ensuite, plush carpeting leads you to two more generously sized bedrooms, a full bathroom, and a convenient laundry area. The fully finished basement expands your living space with a cozy family room, a fourth bedroom, and another full bathroom. Step outside to your beautiful backyard&mdash;ideal for summer BBQs and outdoor relaxation. A double detached garage provides ample parking and storage. Located in the vibrant community of Fireside, this home is surrounded by fantastic amenities, including McDonald&rsquo;s, Tim Hortons, a local Italian restaurant, a doctor&rsquo;s office, a pharmacy, a nail salon, a liquor store, and a daycare. Fireside is also home to two schools, making it the only Cochrane community with both K-8 and 9 options in the Catholic and public systems. Outdoor enthusiasts will love the nearby skate/bike park, green spaces, wetlands, outdoor skating rinks, fire pits, and toboggan hills. With shopping, dining, and recreation just steps away, Fireside offers a strong sense of community for down-sizers, first-time buyers, and growing families alike. Plus, its prime location&mdash;just 15 minutes from Calgary and under an hour from the

Rocky Mountains&mdash;makes it the perfect place to call home.