



**94 Fireside Circle
Cochrane, Alberta**

MLS # A2195214



\$499,000

Division:	Fireside		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,408 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters		

Inclusions: none

INVESTOR ALERT!!! Come visit 94 Fireside Circle and see the numerous upgrades. The main floor livingroom features a gas fireplace with maple built in shelving. Steps away is your gourmet kitchen including full height cabinets, with soft close hardware, granite counter tops and a large island with eating bar and undermount sink. There is an adjoining dining area as well as rear entry to your backyard deck and fenced/landscaped yard. Upstairs you will have a decision to make as there are 2 Master Bedrooms each with their own ensuite (with granite counters) and walk in closets. To top things off upstairs laundry !! The basement awaits your finishing touches and is well laid out to add an additional bedroom and a bathroom as there is roughed in plumbing. Other features of the home include window blinds, low E PVC windows, high efficiency furnace and a 75 Gal hot water tank, rear parking pad and paved back alley. Book your showing today !!!