



**GRASSROOTS**  
REALTY GROUP

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**324 Fireside Way  
Cochrane, Alberta**

**MLS # A2195817**



**\$714,000**

<b>Division:</b>	Fireside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,843 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Attached, Double Garage Detached, Driveway,		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Underground Sprinklers		

<b>Heating:</b>	ENERGY STAR Qualified Equipment, 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>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 324 Fireside Way &mdash; an Exceptional Former Show Home. Discover this stunning 3-bedroom, 2.5 bathroom residence that perfectly blends modern design with functional living. Nestled in Cochrane's sought-after Fireside community, this home boasts premium upgrades, spacious open-plan living, and abundant natural light. Plus, enjoy a large double detached garage with additional RV parking at the rear, a rare find! Step inside to 1,843 sq. ft. of beautifully designed living space, featuring 9-foot ceilings on both the main floor and basement for an airy, inviting atmosphere. The open-concept kitchen is a chef's dream, complete with stainless steel appliances, upgraded granite countertops, and stylish lighting, perfect for cooking, entertaining, and everyday living. The upper level is complete with a sun-bathed bonus room and second 4-piece bathroom, 3 large bedrooms including the primary suite with an ensuite bathroom, large walk in closet, and a conveniently located laundry room. Outdoor gatherings are a breeze with a large back deck and a fully fenced yard, offering ample space for relaxation and recreation. Located in the heart of Fireside, this welcoming community on Cochrane's west side offers small-town charm with modern conveniences. Parks, playgrounds, schools, and shopping are all within reach, and downtown Calgary is just a 20-minute drive away. This home offers the perfect blend of contemporary amenities and small-town warmth. Don't miss your chance to call 324 Fireside Way home.