



GRASSROOTS
REALTY GROUP

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32 Fireside Link Cochrane, Alberta

MLS # A2205171



\$809,900

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,135 sq.ft.	Age:	2021 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Inclusions: All Lighting Fixtures Attached, TV Wall Mount, Built-In in Mudroom, Bike Racks

Welcome to this beautifully designed home in the highly sought-after community of Fireside! Ideally located just minutes from the school, it's incredibly convenient for busy families—send the kids off right from your front door. Step inside to an inviting open-concept main floor featuring newly installed, luxury vinyl plank flooring throughout. The bright and airy living area is flooded with natural light from large windows and anchored by a cozy gas fireplace with a stone surround and mantle—perfect for relaxing evenings. The kitchen is a showstopper with crisp white cabinetry, a trendy herringbone tile backsplash, and an island with white quartz countertops and a breakfast bar. A corner pantry provides ample storage, while a custom mudroom with built-in lockers, cabinets, and granite counters adds both function and flair. Step out from the dining area to your expansive composite deck, complete with privacy walls—a great space for outdoor entertaining. The east-facing backyard with back lane access offers morning sun and additional flexibility. Upstairs, you'll find four generously sized bedrooms, including the serene primary retreat with a luxurious 5-piece ensuite featuring a soaking tub, glass-enclosed shower, dual vanity, and walk-in closet. A spacious bonus room offers extra living space, while the kids' wing includes three additional bedrooms and a thoughtfully designed main bathroom with dual sinks and a separate tub/shower area—ideal for shared use and privacy. The fully finished basement features ' ceilings, more luxury vinyl plank flooring, a large rec room perfect for a home gym or media space, a fifth bedroom with sound dampening, and a 3-piece bathroom with a glass-door shower. Rounding it all out is an oversized double attached garage with bike racks and rough-in for heating, plus central air

conditioning to keep you comfortable year-round. This home truly has it all—style, space, and function in one of Cochrane’s best communities. Don’t miss your chance—book your showing today!