



GRASSROOTS
REALTY GROUP

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**97 Fireside Bend
Cochrane, Alberta**

MLS # A2207171



\$544,900

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,507 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Front Yard, Paved		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Pantry, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-MX
Utilities:	-

Inclusions: window coverings

OPEN HOUSE JUNE 22 FROM 12-3PM!! This is it! Welcome to this beautifully maintained detached home in Fireside! Situated in a prime location, with schools located down the block, multiple parks and walking paths. Restaurants and amenities all within walking distance from your new home! Step inside and you'll find a warm and inviting living space with gorgeous GAS fireplace. A convenient POCKET DOOR separates the living room from the kitchen, offering both privacy and functionality when entertaining or relaxing. The kitchen features a large island and GRANITE countertops throughout, with plenty of cabinet space for all your kitchen gadgets! The LARGE mudroom was thoughtfully designed with built-in shelving, giving you plenty of storage space! Upstairs boasts 3 spacious bedrooms and a separate LAUNDRY ROOM for ultimate convenience! The backyard offers plenty of space for the kids to play, for you to garden or BBQ, and to enjoy the sunshine on your back patio! The OVERSIZED double car garage is a must see, and located on a PAVED alley! You won't want to miss out on this exceptional home! Come check out the open house on June 22!