



**11 Fireside Common  
Cochrane, Alberta**

**MLS # A2291699**

**\$654,900**



<b>Division:</b>	Fireside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,929 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

The "Capri" is stunning 4-bedroom, 3-bathroom brand new home scheduled for April 2026 completion offering almost 2,000 sq ft of living space by Genesis Builders Group in the vibrant community of Fireside. Step inside to discover a bright, open main floor with a convenient bedroom and full bathroom, perfect for guests, multi-generational living, or a private home office. The welcoming layout flows seamlessly from the flex space into the spacious living room and a chef-inspired kitchen featuring modern cabinetry, a large island, quartz countertops, and sleek stainless steel appliances. The adjacent dining area provides direct access to the backyard, extending your entertaining space for summer gatherings. A double attached garage connects to a practical mudroom, helping keep daily life organized. Upstairs, a central bonus room offers separation between the primary suite and the additional bedrooms, creating an ideal space for movie nights or a kids' play area. The primary bedroom is a spacious sanctuary featuring an ensuite with dual sinks, an oversized shower, and a walk-in closet. Two additional well-sized bedrooms, a four-piece bathroom, and convenient upper-floor laundry complete this level, making everyday chores simple and efficient. The unfinished basement offers 9-foot ceilings and provides a blank canvas ready for your future development ideas. Located in the welcoming community of Fireside, residents enjoy a balance of small-town charm and modern convenience. This family-friendly neighbourhood offers scenic walking paths, parks, playgrounds, schools, and local shops, all within minutes of Cochrane's amenities and a short drive to Calgary and the Rocky Mountains. This is a wonderful opportunity to own a brand-new home in one of Cochrane's desirable communities.