



**GRASSROOTS**

REALTY GROUP

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**115 Fireside Street  
Cochrane, Alberta**

**MLS # A2303910**



**\$699,800**

<b>Division:</b>	Fireside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,926 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** N/A

Welcome to 115 Fireside Street, the "Lakewood" model built in 2025 by Calbridge Homes, and in brand new condition. This single-family home with attached garage has a well-designed layout, including a spacious kitchen, two-tone cabinets to the ceiling, quartz countertops, upgraded kitchen sink and black faucet on the island, plus a corner pantry. Black accents on door handles and lighting are throughout the home. The living room contains a gas fireplace with neutral tile surround and adjoins a dining room with a sliding patio door. A 12 x 14 feet custom deck with privacy screen complements the large backyard, ready for your landscape design. The main floor contains a mudroom off the garage entrance, a powder room, large entrance closet and side entrance which leads to the basement. Upstairs there are three good-sized bedrooms. Two bedrooms share a Jack and Jill bathroom with a sink and a separate area with the tub/shower combo and toilet. The primary bedroom is adjoined by a luxurious ensuite with a) two sinks and quartz countertops, b) deep soaker tub with a large window above for natural light, c) walk in-shower with a bench, and d) enclosed water closet. There is a spacious bonus room upstairs. To complement the interior design, there are custom blinds on all windows on the main and second floors with bedroom windows containing room-darkening blinds. Enjoy mountain views to the west, a short walk to parks, two schools, an off-leash dog park which is scheduled for construction, plus an outdoor skating rink. The Fireside community has many amenities, and attractive community landscaping, and is only a short 20-minute drive to Bragg Creek and 45 minutes to Canmore.