



**142 Fireside Bend
Cochrane, Alberta**

MLS # A2306586



\$799,900

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,234 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Pie Sha		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Built in Vacuum with Attachments, Garage Heater, Hot Tub

Open House Sun May 3, 1-3pm. Welcome to this beautifully appointed 2 storey Janssen built home in Fireside - one of Cochrane's most family friendly communities. Perfectly designed for modern family living - offering space, comfort and thoughtful upgrades. The main floor showcases engineered hardwood floors, accent wood panel walls, spacious foyer and mudroom. The kids can unload their backpacks & gear into the built-in lockers and groceries can be brought in with ease as the mudroom flows through the pantry into the stylish kitchen. The kitchen features a large sit down island, plenty of counter space for meal prep & gathering - making for a joyful experience. Upstairs you'll find a spacious primary retreat with a spa-inspired en-suite featuring dual vanities, soaker tub, rain head shower with jets, water closet and walk in closet. Two more generous sized bedrooms, bonus room, bathroom and laundry room - round out the upper level. The fully finished basement expands your living space with a recreation room, bedroom, den, bathroom, utility and storage area. Enjoy seamless indoor outdoor living as you step into your yard - an entertainer's dream with a 2 tier deck where you can grill a meal, enjoy dining with friends & family, watch the kids play in the tot park and/or relax in your hot tub after a long day. Walking distance to school and amenities. Upgrades include a heated garage with epoxy flooring, a floor drain, a man door, built in vacuum system, water softener, reverse osmosis and yard irrigation. Recent upgrades: 2025 A/C, 2023 hot water tank, fridge & dishwasher, 2022 finished basement and new carpeting up & down. Come view this meticulously maintained beautiful home in a perfect location!