



GRASSROOTS

REALTY GROUP

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**129 Fireside Place
Cochrane, Alberta**

MLS # A2309787



\$594,000

Division:	Fireside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,076 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Street Light		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Concrete, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, Storage, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Electric Fireplace in Primary, Gemstone Lighting, Triple Pane Windows, Smart Thermostat, Storm Doors on front and back

Welcome to Fireside, one of Cochrane's most welcoming and vibrant communities, where neighbours know each other, walking paths connect the community, and everyday conveniences are close at hand. Lovingly maintained by its owners, this beautifully cared-for bi-level home offers the perfect balance of comfort, practicality, and peace of mind for those looking to simplify life without sacrificing space. The thoughtful bi-level design is particularly appealing for retirees, downsizers, or anyone seeking easier day-to-day living. With the primary living spaces located on the main floor, you'll enjoy fewer stairs in your daily routine while still benefiting from a spacious lower level for visiting family, hobbies, storage, or future flexibility. The bright and inviting main floor is designed for comfortable living and entertaining. The spacious kitchen features quartz countertops, updated lighting, a large island with abundant storage, and a gas stove with convection oven—ideal for preparing family meals or hosting friends and grandchildren. The open-concept layout creates a warm and welcoming atmosphere where everyone can gather. Downstairs, the partly developed basement offers a surprisingly bright and airy feel thanks to its large windows and higher ceilings. The expansive open space provides endless possibilities, whether you envision a recreation room, hobby area, fitness space, or additional bedrooms for overnight guests. A convenient 2-piece bathroom adds functionality and flexibility. Outside, you'll appreciate the low-maintenance features that make everyday living easier. Stamped paver stone pathways connect the home to the oversized garage, while attractive Gemstone lighting adds year-round curb appeal. Additional upgrades include air conditioning for summer comfort, energy-efficient triple-pane windows, storm doors at both entrances, and

professionally maintained HVAC systems that have been inspected annually for added peace of mind. Living in Fireside means enjoying an active yet relaxed lifestyle. Beautiful walking trails, parks, community gardens, local shops, restaurants, and essential services are all nearby. Whether you're enjoying a morning walk, meeting friends for coffee, or spending time with visiting family, you'll appreciate the strong sense of community that makes Fireside such a special place to call home. If you're looking for a move-in-ready home that offers comfort today and flexibility for the years ahead, this exceptional property is ready to welcome you.