



GRASSROOTS
REALTY GROUP

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**25 Fireside Landing
Cochrane, Alberta**

MLS # A2314774



\$655,000

Division:	Fireside		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,420 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 495
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: All window coverings and rods, and all electrical light fixtures

* DON'T MISS THIS SUNDAY'S OPEN HOUSE, SUNDAY, JUNE 7, FROM 2-4 PM * Exceptional value in this end-unit bungalow villa! Presenting 25 Fireside Landing anew with a fresh perspective and standout upgrades, this home truly stands out and is one you won't want to miss! This stellar 3-BED + DEN, 3-BATH Calbridge Home by La Vita Land is timeless with its stone and grey exterior siding facade, set on a 5,974 sq ft lot. Greeted by a thoughtfully recessed front porch, this tucked-in design offers a private sheltered entry from the elements and a welcoming curb appeal, and into an inviting foyer with maple hardwood flooring, modern baseboards, fresh paint tones, and elevated finishes throughout the home's interior. Just off the entry, a sunlit den, currently occupied as an art studio, offers a versatile space ideal for a home office, creative retreat, or quiet flex room, and down the hall, smart living unfolds with a powder room and a mudroom-laundry combo with access from the insulated double-attached garage. The home opens beautifully into a bright kitchen, dining, and living room layout designed for effortless everyday living and when entertaining guests, where the kitchen shines with shaker cabinetry, sleek hardware, granite counters, s/s appliances, a centre island with seating, and a walk-in pantry. The dining area flows into the living room, where a cozy gas fireplace anchors the room and large windows draw you to the west-facing backyard. Privately positioned for rest and retreat, the king-sized primary bedroom is enhanced by a striking paneled feature wall, creating a serene sanctuary, with a spa-inspired 5-piece ensuite with dual vanities, soaker tub, walk-in shower, and water closet, all complemented by a large walk-in closet. Downstairs, the fully-finished lower level turns up the volume with a spacious family

room ready for movie nights, playlists, and lively gatherings. Large enough to create two distinct zones, it's styled with a home office but could easily transform into a games or bar area when hosting parties. Completing the lower level are two additional bedrooms, providing the ideal space for teenagers, visiting guests, or home gym, as currently staged, along with a convenient 4-piece bathroom and extra-large, organized storage utility room providing practical space for seasonal items and overflow. 30 mins to the Rockies, with 63 acres of parks, green space, shops nearby, and quick Highway 1 access to Calgary, life balances ease and adventure. The beauty of villa living makes for a snowbird's dream, where monthly condo fees include lawn maintenance and snow removal for peace of mind. That freedom means more time to travel, rightsize, or simply embrace a lock-and-leave lifestyle without sacrificing or compromising comfort or space. At Clearbrook Villas of Fireside, you're not just buying a home; you're choosing a lifestyle designed for ease, connection, and enjoying what matters.