



**367 Fireside Place  
Cochrane, Alberta**

**MLS # A2316135**



**\$549,900**

<b>Division:</b>	Fireside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,465 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Front Yard, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Vinyl Plank	<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>	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** None

Welcome to 367 Fireside Place in the beautiful community of Fireside! Located just a short stroll away from some of Cochrane's greatest amenities including restaurants and coffee shops, medical and dentist offices, pharmacy, vet clinic, and many other conveniences. This detached two story home features 3 bedrooms, 3.5 bathrooms, with a bright open concept design, all while boasting a double detached garage. The main floor showcases newly refinished hard wood floors, a spacious living area, well appointed kitchen complete with granite counter tops, stainless steel appliances, a large pantry, laundry room, and two piece powder room. The second floor has 3 bedrooms, with the primary bedroom featuring a walk-in closet, and private ensuite bathroom, and is finished off by a 4 piece full bathroom, linen closet and two more well sized bedrooms. The finished basement has an open concept floor plan that includes a full bathroom, large family room, and furnace room with storage. The backyard has the perfect deck for your summer gatherings, and the yard is fully fenced with a large double detached garage. Don't miss out on this opportunity to own a beautiful home in the sought after neighbourhood of Fireside. Book your showing today!