



GRASSROOTS

REALTY GROUP

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**192 Fireside Place
Cochrane, Alberta**

MLS # A2318824

\$635,000



Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,683 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Interior Lot,		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NA		

Welcome to this fully finished two-storey home in the sought-after community of Fireside. Offering over 2,300SqFt of developed living space, this 4 bedroom, 3.5 bathroom home backs onto greenspace with beautiful open views and no rear neighbours. As you step inside you are welcomed by 18ft ceilings and an abundance of natural light that make this home feel bright and inviting. The open-concept main floor features hardwood flooring, a dining room and a large living room anchored with a custom stone fireplace. The kitchen is a chef's dream with stone countertops, white shaker-style cabinetry, an island, corner pantry, and new appliances. The laundry is conveniently located on the main main level. Heading upstairs, you will find a sunny south-facing bonus room providing the perfect space for family movie nights. The primary suite overlooks the greenspace behind the home and offers a walk-in closet and 3pc ensuite. Two additional bedrooms and a full bathroom complete the upper level. The fully finished basement adds even more functional living space with a fourth bedroom, a 4pc bathroom, and a versatile recreation area that is currently used as a home gym but can be converted into another living room. Additional standout features of this home include; wall paneling, updated lighting and ceiling fans, brand-new kitchen appliances, a new washing machine, gemstone exterior lighting, a new air conditioning unit (2024), and a fully insulated and HEATED double car garage. Outside, enjoy a fully landscaped and fenced yard complete with an underground sprinkler system, deck and peaceful views of the greenspace beyond. Located in the heart of Fireside, one of Cochrane's most popular family communities, you'll enjoy easy access to schools, parks, pathways, playgrounds, shopping, restaurants, and Highway 1 for a quick commute to Calgary or weekend escapes to the

mountains.