



GRASSROOTS
REALTY GROUP

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46 Fireside Place
Cochrane, Alberta

MLS # A2320199



\$600,000

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,693 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	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)		

Inclusions: Garage Electric Heater, Ring Cameras, Programmable outdoor lights. Electric Fireplaces

Tucked into one of Cochrane's most connected family communities, this three-bedroom, two-and-a-half-bath home delivers the kind of low-maintenance, lock-and-leave lifestyle today's buyers are after. From the curb you get great first impressions: stone detailing, a full double attached garage, and tidy front landscaping. Inside, the bright open main floor was made for real life and easy entertaining. The kitchen is the heart of it, with quartz countertops, a large center island with eating bar, full stainless steel appliance package, a large walk-through pantry and a sunny dining nook framed by oversized windows. Upstairs you'll find three generous bedrooms and a smart, livable layout. The primary suite is a true retreat with a walk-in closet, private ensuite, and a cozy electric fireplace wall. The secondary bedrooms flex easily for kids, guests, or a home office. Now the showstopper. The backyard is a fully finished, low-maintenance oasis built to be enjoyed, not worked on. Host on the upgraded 2-tiered deck with built-in lighting and privacy screening, gather around the firepit on the paver patio, and let the artificial turf keep things green with zero mowing. Raised garden beds and mature trees complete a private outdoor space that's genuinely move-in and relax ready. The heated, full double garage adds built-in storage and year-round comfort, perfect for Alberta winters and weekend projects alike. Downstairs, the unfinished basement is a blank canvas waiting for your vision, whether that's a rec room, gym, or future fourth bedroom. And the location does the heavy lifting. You're steps to schools, a short walk to shopping, restaurants, and everyday amenities, and just minutes from quick access to Highway 22 and Highway 1, making the Calgary commute or a mountain weekend effortless. Reach out today to make this your home!

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