



**119, 55 Fireside Circle
Cochrane, Alberta**

MLS # A2320323



\$625,000

Division:	Fireside		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,156 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Paved		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 467
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Vaulted Ceiling(s)		
Inclusions:	Window Coverings, Garage Control + Remote(s)		

Welcome to this beautifully maintained bungalow villa in the heart of Fireside, offering the perfect blend of comfort, convenience, and low-maintenance living. Thoughtfully designed with a sought-after main floor primary suite and vaulted ceilings throughout the main level, this home feels bright, spacious, and inviting from the moment you step inside. The open-concept kitchen features timeless white cabinetry, quartz countertops, stainless steel appliances, and plenty of workspace for everyday living and entertaining. The adjoining dining room offers enough space for family dinners and is open to the warm and welcoming living room with vaulted ceilings and a cozy gas fireplace, creating the perfect place to relax or gather with family and friends. The main floor primary retreat offers the convenience of single-level living and is complemented by a spacious 5-piece ensuite with luxurious in floor heating. The main floor is completed with a spacious laundry room and convenient 2 piece bathroom. The fully finished lower level significantly expands your living space and offers incredible flexibility with two additional bedrooms, one with a walk in closet, an office space that makes an excellent hobby or flex room, a 4-piece bathroom, and a large recreation area. Ample storage is offered with an extra large storage room. Whether you're hosting guests, accommodating family, working from home, or pursuing your favourite hobbies, this lower level provides space for it all. Additional highlights include upgraded Hunter Douglas blinds throughout, upgraded modernized lighting, air conditioning rough-in, storm doors at both the front and rear entrances, a gas line for a bbq on the deck and a move-in-ready condition that allows you to simply unpack and enjoy. Located in the popular community of Fireside, close to parks, pathways, shopping, restaurants, and everyday amenities, this

exceptional bungalow villa offers the rare opportunity to enjoy main-floor living without sacrificing space. Fireside also offers quick access to Highway 1, making your Calgary commute easier and your mountain getaways closer than ever.