



GRASSROOTS
REALTY GROUP

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**258 Fireside Drive
Cochrane, Alberta**

MLS # A2320815



\$474,900

Division:	Fireside		
Type:	Residential/Four Plex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,400 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Gravel Driveway, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Level, Rectangular Lo		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Smoking Home, Pantry, Quartz Counters		

Inclusions: Bidets

Welcome to this beautiful two-story townhome nestled on a premium corner lot in the heart of Cochrane! From the moment you arrive, you will be charmed by the exceptional curb appeal, featuring an extra-wide, 33-foot corner yard with mature trees. Fully fenced, this property offers a more generous, larger outdoor space than typical neighbouring homes. Step inside to find a bright, open-concept main floor finished entirely in hardwood flooring. The kitchen serves as the heart of the home, boasting quartz countertops, an island with a double sink and breakfast bar seating, modern lighting, and a built-in reverse osmosis (R.O.) water system. An adjacent dining room offers plenty of space for family dinners, complemented by a main-floor two-piece bathroom and integrated built-in speakers for effortless entertaining. Upstairs, the second level hosts three spacious bedrooms and a convenient laundry room equipped with a built-in folding counter. The primary retreat features a large walk-in closet and a three-piece ensuite bathroom, and you'll find two additional bedrooms, a 4-pc bath, and a linen closet. The unfinished basement is a blank canvas awaiting your personal touches and future development ideas. It comes highly functional with a bathroom rough-in and a plumbed-in wash tub already in place. Outdoor living is a breeze with a private backyard patio perfect for summer BBQs, a handy storage shed, and a rare triple-parking pad out back. Complete with modern conveniences like keyless entry, this home is ideally located just steps away from local schools and shopping centers. Combining comfort, style, and unbeatable convenience, this is an exceptional opportunity you won't want to miss!