



**225 Fireside Drive  
Cochrane, Alberta**

**MLS # A2323609**



**\$500,000**

<b>Division:</b>	Fireside		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,419 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape, Other, Pri		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<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>	-

**Features:** Chandelier, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)

**Inclusions:** Pergola, outdoor fireplace, speakers negotiable, tv negotiable, bbq negotiable,

Nestled in the heart of Fireside, Cochrane, this beautifully appointed semi-detached home offers breathtaking mountain views right from the street, the perfect blend of thoughtful design, family-friendly location, and future-ready features in one of Cochrane's most vibrant and growing communities. Inside, the bright functional layout and elevated finishes make an immediate impression. The kitchen features quartz countertops, sunken cabinetry for a clean modern look, a large central island, and a newer dishwasher. Sitting at the heart of the main floor, the kitchen connects naturally to the dining area on one side and a warm inviting living room on the other, complete with a gas fireplace, built-in speaker system, and a 75" TV, perfect for relaxing after an active day in Cochrane's incredible outdoors. Together these spaces create an effortless flow ideal for both everyday living and entertaining, with a freshly stained front deck perfect for your morning coffee. Upstairs, three generously sized bedrooms provide ample space for the whole family. The primary retreat is complete with a walk-in closet and a beautifully appointed ensuite with dual vanities, a separate tub, and a standalone shower. The bright open basement is a blank canvas with rough-ins for a bathroom, laundry and more, giving you the flexibility to finish this Cochrane semi-detached exactly the way you want. The backyard is where this home truly stands out. Finished with concrete for low-maintenance living, it features a stunning 14x12 ft gazebo with a fireplace and a BBQ, creating the ultimate outdoor living space year-round. Three planters along the side of the property add a touch of greenery and privacy, while conduit and rebar already in place make adding a future hot tub effortless. The double-car detached garage offers abundant storage and parking, a true premium in Fireside and a feature that rounds out this

exceptional Cochrane property. Fireside is designed for families who love an active lifestyle. Holy Spirit and Fireside School sit directly across the street, while scenic walking paths, playgrounds, and bike tracks are just steps away. A future dog park and nearby commercial development make Fireside one of Cochrane's most exciting and convenient communities to call home.