



GRASSROOTS
REALTY GROUP

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16 Fireside Place
Cochrane, Alberta

MLS # A2324458



\$564,900

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,426 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:	Back Yard, Front Yard, Landscaped, Lawn, No Back Lane, No Neighbours Be		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Join us for our OPEN HOUSE on Saturday, June 27th from 2:00-4:00pm. Welcome to Fireside — where your family can put down roots, your kids can ride their bikes until the streetlights come on, and your neighbours are the kind who wave from the driveway... and may or may not show up with freshly baked cookies just to say hello. This charming 3-bedroom home is ready to grow with you. Built in 2013 and thoughtfully designed for everyday family life, it offers the perfect balance of comfort, functionality, and a location that makes life just a little easier. The bright, open-concept main floor is where life happens. Whether it's helping with homework while dinner simmers, hosting birthday parties, or enjoying lazy Sunday pancake breakfasts, everyone stays connected. Granite countertops, stainless steel appliances, and convenient main floor laundry mean less time doing chores and more time making memories. There's even a versatile office/den that's perfect for working from home, a playroom for the little ones, a homework station, or a quiet spot to finally enjoy that cup of coffee while it's still hot (parents can dream, right?). Step outside to your fully fenced backyard, where kids and pets can play safely while the grown-ups relax around the firepit under the exterior lighting. Picture summer evenings roasting marshmallows, chasing fireflies, and catching up with neighbours over the fence—because in Fireside, there's a good chance they'll already know your names before the moving truck leaves. Need more space down the road? The unfinished basement is ready for whatever your family needs next: an extra bedroom, a rec room, home gym, movie nights, or the ultimate toy storage headquarters. Living in Fireside means convenience is built into your daily routine. Walk the kids to school, grab a coffee, stop by the playground, pick up groceries, visit the

dentist, daycare, or your favourite restaurant—all without spending half your day in the car. And with the exciting Southbow Landing development bringing even more shopping and amenities to the area, this community just keeps getting better. When adventure calls, you're only minutes from Highway 22 for an easy commute into Calgary or spontaneous weekend escapes to the mountains. Whether you're welcoming your first baby, your third hockey bag, or your family's next big adventure, this is more than just a house—it's a home where childhood memories are made, lifelong friendships begin, and neighbours become part of the family story.