



**174 Fireside Place
Cochrane, Alberta**

MLS # A2325166



\$635,000

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,006 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:	Backs on to Park/Green Space, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	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: Hot Tub

Welcome home. From the moment you pull up, you'll feel it, this is a home ready for its next family to fill it with life. Step inside and you're greeted by a beautifully remodeled kitchen, anchored by an extended island (9.5 feet long, plenty of room for six to gather comfortably) where morning coffee turns into conversation and homework help turns into memories. Brand new appliances make this kitchen as functional as it is beautiful. Just off the kitchen, a flexible main floor space is ready to become whatever your family needs most: a work-from-home office, a formal dining room, a playroom for little ones, you decide. A generously sized mudroom and powder room keep the everyday chaos of shoes, backpacks, and sports gear organized and out of sight. Upstairs, a large bonus room with 10-foot ceilings and a laundry room sit at the top of the stairs (brand new carpet under your feet the whole way up), before a few steps lead you up to the living quarters. Here you'll find two good-sized kids' bedrooms and a 4-piece bathroom, with LVP flooring through the home. Past that, your primary suite awaits, complete with a walk-in closet, soaker tub, and private water closet. The views from this room are nothing short of awesome: mature trees offering rich green in summer and spectacular color in the fall, with Cochrane's rolling hills as your backdrop. Step out back and the story continues. The deck, built with a pergola and a hot tub tucked right in, is your spot to unwind while overlooking mature greenspace with no homes behind you, just open sky and trees. The yard is turfed for easy, low-maintenance living, perfect for kids and dogs alike, with an oversized sandbox or garden space ready for your family's next chapter. South-facing at the front and north-facing at the back means shade from the summer heat and the perfect temperature for outdoor play. A shared side space with

neighbors makes moving larger items in and out of the yard simple. Practical updates are already taken care of for you: central air conditioning, a new furnace (2023), and a new on-demand hot water tank (2023), so you can move in and simply live. All of this, just a walking distance from Fireside School. This is a home ready for its next chapter. Now it's ready for you to write your own story here