



GRASSROOTS
REALTY GROUP

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**65 Fireside Crescent
Cochrane, Alberta**

MLS # A2328773



\$579,900

Division:	Fireside		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,046 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, No Neighbours Behind, Private, Street Lightin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: All Lighting Fixtures Attached, TV Wall Mount(s), Barn Door with All Hardware

Welcome to 65 Fireside Crescent, a beautifully maintained 2018 SEMI DETACHED home offering 2046 SQ.FT. of thoughtfully designed living space in one of Cochrane's most family friendly communities. Tucked away on a QUIET STREET with NO NEIGHBOURS BEHIND and backing onto a PATHWAY and LAND TRUST, you'll love the peaceful setting where you can relax in your LOVELY LANDSCAPED BACKYARD listening to the BIRDS CHIRPING and cows grazing in the distance. The expansive DECK SPANS THE ENTIRE BACK OF THE HOME, creating the perfect outdoor space for entertaining or unwinding at the end of the day. Inside, the bright open concept main floor features 9FT CEILINGS, a stunning GAS FIREPLACE with TILE SURROUND AND MANTLE, and a stylish kitchen complete with QUARTZ COUNTERS, STAINLESS STEEL APPLIANCES, FRENCH DOOR FRIDGE, MICROWAVE HOOD FAN, STOVE, DISHWASHER, and LOTS OF CABINETRY, a MUDROOM and a SPACIOUS PANTRY for exceptional storage. A BUILT IN DESK adds convenience for working from home or homework space, while the functional 2PC MAIN BATH adds everyday practicality. Upstairs, the spacious BONUS ROOM creates the ideal family hangout, while the primary retreat offers a spa inspired ensuite with DOUBLE SINKS, QUARTZ COUNTERS, a SOAKER TUB, and TILED SHOWER. The convenient laundry room is thoughtfully connected to the WALK IN CLOSET for added ease. The undeveloped basement features an OPEN STAIRCASE LEADING DOWN, providing endless potential for future development. Completing the home is a DOUBLE ATTACHED GARAGE, FENCED YARD, and incredible curb appeal. Located in the sought after Fireside community, residents enjoy scenic walking paths, parks, playgrounds, schools, local

shops, restaurants, and easy access to both Calgary and the mountains, making this an exceptional place to call home.