



GRASSROOTS
REALTY GROUP

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**150 Fireside Bend
Cochrane, Alberta**

MLS # A2331216



\$718,000

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,886 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Pantry, Walk-In Closet(s)		

Inclusions: 2nd fridge in mudroom, living room TV and bracket, bonus room TV, Solar panels

Welcome to a home where family living, convenience, and outdoor recreation come together in the heart of Fireside. Perfectly positioned backing directly onto the community pathway system, this beautifully maintained and thoughtfully updated Calbridge built two-storey offers the lifestyle today's families are searching for walkable schools, nearby amenities, and easy access to parks, pathways, and everyday essentials. Step inside to discover a bright and inviting open-concept main floor designed for both daily living and entertaining. The well-appointed kitchen features granite countertops, abundant cabinetry, newer appliances, and a spacious mudroom with a walk in coat closet and a walk in pantry that conveniently connects to the double attached garage. The adjoining living room is filled with natural light and anchored by a cozy gas fireplace, creating a warm gathering space for family and friends. Just off the dining area, the back deck overlooks the yard, offering the perfect setting for summer barbecues, outdoor dining, and relaxing evenings outdoors. Upstairs, the thoughtfully designed layout provides plenty of room for a growing family. A spacious bonus room creates an ideal space for movie nights, a children's play area, or a home office, while two generous secondary bedrooms, a full bathroom, and a convenient upper-level laundry room add everyday functionality. The primary retreat offers a peaceful escape with a walk-in closet and a five-piece ensuite featuring dual vanities. The fully developed lower level extends the living space with a large recreation room pre-wired for a home theatre, a fourth bedroom, and an additional four-piece bathroom, perfect for guests, teenagers, or multi-generational living. Recent upgrades provide both comfort and peace of mind, including a solar power system installed in 2025, central air conditioning, new kitchen appliances,

professional interior repainting, updated garage door opener and hardware, added pot lighting, and refreshed landscaping with newly planted trees and shrubs. The recently stained fence and deck further enhance the home's outdoor appeal. Located within walking distance of schools, parks, shops, restaurants, medical and dental services, and everyday conveniences, this exceptional Fireside home offers an outstanding opportunity to enjoy a connected, active, and family-friendly lifestyle in one of Cochrane's most desirable communities.