



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**140 Fireside Way
Cochrane, Alberta**

MLS # A2335528



\$599,000

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,475 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

**** OPEN HOUSE SATURDAY, OCTOBER 10TH FROM 1-3PM **** Welcome to this beautifully maintained detached home in the sought after community of Fireside, offering a thoughtfully designed three bedroom layout, excellent future development potential, a spacious backyard, and a truly unique oversized double detached garage with overhead doors on both sides. The bright and inviting main level features a functional open concept design ideal for everyday living and entertaining. The spacious living area flows seamlessly into the dining space and kitchen, where abundant cabinetry, generous counter space, a central island, and stainless steel appliances create a practical and welcoming heart of the home. Large windows throughout bring in plenty of natural light, while a convenient powder room completes the main level. Upstairs, the well planned layout features three bedrooms, two full bathrooms, and the added convenience of an upper floor laundry room. The primary retreat offers a walk in closet and private ensuite, while two additional bedrooms and a full bathroom complete the upper level. Downstairs, the unfinished basement offers outstanding future development potential with a largely open footprint, two existing windows, and the mechanical systems thoughtfully concentrated along one side beneath and adjacent to the staircase, maximizing the usable space available for future plans. Outside, the fully fenced backyard provides plenty of room to relax, entertain, garden, or play, complemented by a rear deck overlooking the yard and established landscaping. At the rear of the property, the oversized double detached garage is a standout feature rarely found in homes of this style. Insulated and finished with durable plywood lined interior walls, the garage is wired for 220V and features overhead doors on both the north and south sides, providing exceptionally

versatile dual sided access for vehicles, recreational equipment, projects, or workshop use. Fireside is one of Cochrane's most popular family friendly communities, known for its extensive pathway network, parks, playgrounds, nearby schools, shopping, everyday amenities, and convenient access throughout Cochrane and west toward the Rocky Mountains. With Fireside School only steps from the front door, this location offers an especially convenient setting for families. Combining a functional three bedroom design, excellent future potential, a generous backyard, and an exceptionally versatile garage, this home delivers the space, practicality, location, and lifestyle that make Fireside such a desirable place to call home. Book your private showing with your favourite Realtor® today!