



GRASSROOTS
REALTY GROUP

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124, 55 Fireside Circle
Cochrane, Alberta

MLS # A2337270



\$634,900

Division:	Fireside		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,163 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 467
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: None

Tucked into a quiet cul-de-sac beside protected wetlands in Fireside, this semi-detached villa delivers move-in-ready living with thoughtful upgrades throughout. Vaulted ceilings and an open-concept main floor set an airy, light-filled tone the moment you walk in, with a half bath tucked near the entry for guests. At the heart of the home, the kitchen pairs white quartz countertops with generous cabinet space and stainless-steel appliances, a newer induction cooktop, a Miele dishwasher (about a year old), and an upgraded fridge (2 years old), while a gas BBQ hookup keeps outdoor cooking simple. There's room to spare for a full dining table nearby, and the adjoining living room centers on a gas fireplace with a crisp white mantle. Step through to the west-facing deck, shaded by a full-width awning. All west facing windows were recently tinted to keep your home comfortable through every season. New hardwood runs through the primary bedroom and walk-in closet, and the ensuite feels genuinely spa-like with heated floors, a walk-in shower, dual quartz vanities, and a private water closet. Main floor laundry rounds out this level for everyday ease. Downstairs, a bright family room anchors two more bedrooms (one with a large walk-in closet), a full 4-piece bathroom, a utility room, and a spacious storage room with real potential as a home gym. Central A/C keeps things cool in those hot summer months. Outside, you will be delighted to find professional landscaping. All this in a well-managed complex. Fireside itself puts you close to schools, parks, and beautiful pathways through preserved wetlands, with downtown Cochrane, golf courses, NW Calgary, Ghost Lake, Bragg Creek, and the Canmore/Banff corridor all within easy reach. Pet-friendly and truly turnkey. Come and be moved!

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