



GRASSROOTS
REALTY GROUP

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5 Fireside Cove Cochrane, Alberta

MLS # A2338863



\$550,000

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,556 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Rear Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Private		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-MX

Utilities: -

Inclusions: Garage; All Shelving Attached, Opener & Control(s). All Window Coverings & Curtains. TV Wall Mounts; Primary, Living Room, Basement Rec Room & Bedroom. Ring Doorbell Camera. Backyard; Hot Tub & Patio Lights. Basement Sectional Couch.

Set on a quiet cove in Fireside, this fully developed home offers over 2,200 sq ft of living space with four bedrooms, 3.5 bathrooms and a location that puts schools, pathways, parks and everyday amenities close to home. The main floor is bright and open with luxury vinyl plank flooring, large living room and a kitchen designed around an oversized island with plenty of prep space, seating and storage. Generous cabinetry, under mount lighting and an adjoining dining space make the main level equally suited to everyday family life and having a house full of people. Upstairs, three bedrooms are joined by conveniently located laundry, including a primary bedroom with walk-in closet and custom closet organizers in two additional bedrooms. Two full bathrooms complete this floor. The builder-developed basement adds valuable finished space with a fourth bedroom, three-piece bathroom and recreation area, plus storage. Outside, the fully fenced backyard features a large custom deck and hot tub that creates another space to enjoy the yard year-round. The heated double detached garage keeps vehicles and gear tucked away, while the covered front porch and landscaping add privacy with a welcoming spot to enjoy the quieter setting of this street location. Fireside is one of Cochrane's most established family-focused communities, with Fireside School and Holy Spirit Catholic School located within the neighbourhood, along with playgrounds, pump track, skate park, green spaces and an extensive pathway network. Shops, restaurants and everyday services are also right in the community, with quick access to Highway 22 for an easy connection into Calgary or west toward the mountains. A thoughtfully finished home with the space, storage and location to settle into Cochrane life. Book your showing today!

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